

CHIPPEWA COUNTY
PLANNING & ZONING COMMITTEE
REGULAR MEETING
APRIL 22, 2021
WEBEX CONFERENCE CALL
4:30 PM

THIS MEETING WILL BE HELD VIA TELEPHONE CONFERENCE CALL DUE TO THE COVID-19 PANDEMIC. IF YOU ARE A MEMBER OF THE PUBLIC AND WISH TO SPEAK, PLEASE CALL THE MEETING PHONE NUMBER BELOW AND ENTER THE ACCESS CODE AND PASSWORD. THE COMMITTEE CHAIR WILL ACKNOWLEDGE YOU AT THE APPROPRIATE TIME ON THE AGENDA.

IF YOU NEED TO EITHER MUTE OR UNMUTE YOURSELF DURING THE MEETING PRESS *6.

MEETING PHONE NUMBER: 1-415-655-0001

MEETING ACCESS CODE:182 911 7844

MEETING PASSWORD: 04192021

1. CALL TO ORDER

2. ROLL CALL

Attendee Name	Organization	Title	Status	Arrived
Chuck Hull	Chippewa County	District 14 (Chair)	Present	
Don Hauser	Chippewa County	District 6 (Vice-Chair)	Present	
Ronald McGill	Chippewa County	District 15	Present	
David Eisenhuth	Chippewa County	District 11	Present	
Dean Gullickson	Chippewa County	District 7	Present	

3. MEMBERS OF THE PUBLIC WISHING TO BE HEARD

None.

4. CONSENT AGENDA

Motion by Approve.

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Dean Gullickson, District 7
SECONDER:	Ronald McGill, District 15
AYES:	Hull, Hauser, McGill, Eisenhuth, Gullickson

1. Approve the Agenda
2. Approve the Minutes

Planning & Zoning Committee

Minutes
Regular Meeting

Webex Conference Call

April 22, 2021
4:30 PM

Planning & Zoning Committee - Regular Meeting - Mar 18, 2021 4:30 PM

3. Schedule Next Regular Meeting Date - May 20, 2021 at 4:30 PM

5. PUBLIC HEARINGS - FOR DISCUSSION AND ACTION

1. 2021-0007 - Kinderman Et Al - Rezone - Town of Lafayette - Doug Clary
Motion to Approve the rezone with the staff recommended conditions.

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Ronald McGill, District 15
SECONDER:	Don Hauser, District 6 (Vice-Chair)
AYES:	Hull, Hauser, McGill, Eisenhuth, Gullickson

6. BUSINESS ITEMS

1. Discussion on RiverBelle State Plat - Preliminary Plat Review
Motion to Approve the Preliminary Plat as presented.

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Dean Gullickson, District 7
SECONDER:	Ronald McGill, District 15
AYES:	Hull, Hauser, McGill, Eisenhuth, Gullickson

2. Review and Action on Offers to Purchase Received on Type A Tax Deed Property - Doug Clary
None

RESULT:	DISCUSSED
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7. AGENDA ITEMS FOR FUTURE CONSIDERATION

None

8. ADJOURN

Motion to Adjourn at 4:55 PM.

RESULT:	APPROVED [UNANIMOUS]
MOVER:	David Eisenhuth, District 11
SECONDER:	Dean Gullickson, District 7
AYES:	Hull, Hauser, McGill, Eisenhuth, Gullickson

CHIPPEWA COUNTY
PLANNING & ZONING COMMITTEE
REGULAR MEETING
MARCH 18, 2021
WEBEX CONFERENCE CALL
4:30 PM

THIS MEETING WILL BE HELD VIA TELEPHONE CONFERENCE CALL DUE TO THE COVID-19 PANDEMIC. MEMBERS OF THE PUBLIC THAT WISH TO SPEAK TO THE COMMITTEE ON AN AGENDA ITEM SHOULD CONTACT GREG GRUNA AT 715-726-7943 OR AT GGRUNA@CO.CHIPPEWA.WI.US PRIOR TO THE MEETING TO PRE-REGISTER. ALL INDIVIDUALS, WHETHER PRE-REGISTERED OR NOT, WILL BE GIVEN AN OPPORTUNITY TO SPEAK DURING THE MEETING. THE COMMITTEE CHAIR WILL ACKNOWLEDGE YOU AT THE APPROPRIATE TIME ON THE AGENDA.

IF YOU NEED TO EITHER MUTE OR UNMUTE YOURSELF DURING THE MEETING PRESS *6.

MEETING PHONE NUMBER: 1-415-655-0001

MEETING ACCESS CODE: 187 976 9152

MEETING PASSWORD: 69783335

1. CALL TO ORDER

2. ROLL CALL

Attendee Name	Organization	Title	Status	Arrived
Chuck Hull	Chippewa County	District 14 (Chair)	Present	
Don Hauser	Chippewa County	District 6 (Vice-Chair)	Excused	
Ronald McGill	Chippewa County	District 15	Present	
David Eisenhuth	Chippewa County	District 11	Remote	5:05 PM
Dean Gullickson	Chippewa County	District 7	Present	

Note 1: The meeting started late due to technical difficulties.

Note 2: Supervisor Eisenhuth called into the meeting, but the connection was bad. At 5:05 PM, Supervisor Eisenhuth was in-person.

3. MEMBERS OF THE PUBLIC WISHING TO BE HEARD

Dean White and Mike Erickson addressed the committee on spot zoning and lot size on the agenda item "BNP Holdings LLC-Rezone", which has been withdrawn.

4. CONSENT AGENDA

Motion by Gullickson to remove agenda item 5.4 - BNP Holdings LLC-Rezone and 6.1 RiverBelle Plat-Preliminary and Final from the agenda as the rezone has been withdrawn by the property owner. Seconded by McGill. All in favor.

Motion to approve the consent agenda as amended.

Planning & Zoning Committee

Minutes
Regular Meeting

Webex Conference Call

March 18, 2021
4:30 PM

RESULT: APPROVED [UNANIMOUS]
MOVER: Dean Gullickson, District 7
SECONDER: Ronald McGill, District 15
AYES: Hull, McGill, Eisenhuth, Gullickson
EXCUSED: Hauser

1. Approve the Agenda
2. Approve the Minutes

Planning & Zoning Committee - Regular Meeting - Feb 18, 2021 4:30 PM

3. Schedule next meeting date - April 22, 2021 @ 4:30 pm

5. PUBLIC HEARINGS - FOR DISCUSSION AND ACTION

1. 2021-0006 - KS Energy Services - Conditional Use Request - Town of Eagle Point - Doug Clary
Clary handed out a draft of the recommended conditions on this particular CUP. Discussion on condition 9 "Days and Hours of Operation" occurred. PZC settled on the addition of the following to condition 9 stating "Occasional use of the property outside of these days and hours would be allowed for unforeseen circumstances, unless complaints are precipitated, which would cause the Planning & Zoning Committee to review this provision.

Motion to approve the CUP with the conditions as presented by staff and with addition to condition number 9 as stated above.

RESULT: APPROVED [UNANIMOUS]
MOVER: Dean Gullickson, District 7
SECONDER: David Eisenhuth, District 11
AYES: Hull, McGill, Eisenhuth, Gullickson
EXCUSED: Hauser

2. 2021-0004 - Trevor Zank - Rezone - Town of Lafayette - Doug Clary
Motion to Approve rezone and that a certified survey map be submitted showing the boundaries on the newly created lot to be rezoned.

RESULT: APPROVED [UNANIMOUS]
MOVER: Dean Gullickson, District 7
SECONDER: Ronald McGill, District 15
AYES: Hull, McGill, Eisenhuth, Gullickson
EXCUSED: Hauser

3. 2021-0006 - Joseph & Cammie Somero - Rezone - Town of Lafayette - Doug Clary
Discussion occurred on the requested rezone which would have included restrictive covenants. If approved the property would be zoned Agricultural, but deed restricted to the Residential 1 district uses,

Minutes Acceptance: Minutes of Mar 18, 2021 4:30 PM (Consent Agenda)

Planning & Zoning Committee

Minutes
Regular Meeting

Webex Conference Call

March 18, 2021
4:30 PM

except for the allowance of two horses per property. General discussion occurred on how the Town and the County would review future requests as without any type of guidance this request would possibly set an unknown precedent.

Motion by Gullickson to refer the petition back to the Town of Lafayette. After clarification, Gullickson withdrew the motion.

Motion to **DENY** the rezone.

RESULT:	DEFEATED [UNANIMOUS]
MOVER:	Ronald McGill, District 15
SECONDER:	Dean Gullickson, District 7
AYES:	Hull, McGill, Eisenhuth, Gullickson
EXCUSED:	Hauser

4. 2021-0005 - BNP Holdings LLC - Rezone - Town of Lafayette - Doug Clary

Note: The applicant submitted a request to withdraw the rezone. Therefore no committee action was taken.

RESULT:	WITHDRAWN
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6. BUSINESS ITEMS

1. Discussion on RiverBelle State Plat - Preliminary & Final Plat Review

Note: The applicant submitted a request to withdraw the rezone for this plat. Therefore no committee action was taken on the plat.

RESULT:	WITHDRAWN
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2. Review and Action on Offers to Purchase Received on Type A Tax Deed Property - Doug Clary

No bids were received.

RESULT:	REVIEWED
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7. AGENDA ITEMS FOR FUTURE CONSIDERATION

None discussed.

8. ADJOURN

Motion to adjourn.

Minutes Acceptance: Minutes of Mar 18, 2021 4:30 PM (Consent Agenda)

Planning & Zoning Committee

Minutes
Regular Meeting

Webex Conference Call

March 18, 2021
4:30 PM

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Dean Gullickson, District 7
SECONDER:	David Eisenhuth, District 11
AYES:	Hull, McGill, Eisenhuth, Gullickson
EXCUSED:	Hauser

Minutes Acceptance: Minutes of Mar 18, 2021 4:30 PM (Consent Agenda)



STATEMENT OF EXPLANATION
2021-0007 - KINDERMAN ET AL - REZONE - TOWN OF LAFAYETTE -
DOUG CLARY

5.1

Parcel number 22808-1442-70329001A which is Lot 1, Certified Survey Map 329, located in the NW ¼ of the SE ¼, Section 14, Township 28 North, Range 08 West. Town of Lafayette.

From: Agricultural

To: Residential 1

CHIPPEWA COUNTY DEPARTMENT OF PLANNING & ZONING

• 711 North Bridge Street, Chippewa Falls, WI 54729 • Phone: 715.726.7940 • Fax: 715.726.4596 • www.co.chippewa.wi.us •

2021 Rezone Application



Comprehensive zoning consists of written text (commonly referred to as the zoning ordinance) and an official zoning map. The zoning ordinance is a guideline for permitted and conditional uses, which are separated into zoning classifications or districts. The zoning map shows how a town board has designated the particular zoning classifications or districts to parcels of land within their particular jurisdiction. A **REZONE** is where a property owner or other authorized entity seeks to amend the official zoning map, which would allow a use that is currently not permitted on the parcels of land based on the existing zoning classification or district. This is referred to as a zoning map amendment or "rezoning". The requested rezoning change may not be granted if it does not fit with the comprehensive plan and community goals for the respective town and county.

SECTION I: Parcel Owner Information			SECTION II: Agent Information		
Name: DENNIS LYBERG HOMES			Name: JASON HIESS, HIESS-LOKEN & ASSOC., LLC		
Mailing Address: 14262 42ND AVE			Mailing Address: 4905 WEST PARK AVE.		
City: CHIPPEWA FALLS	State: WI	Zip: 54729	City: CHIPPEWA FALLS	State: WI	Zip: 54729
Telephone: 715-829-1853			Telephone: 715-720-4000		
Email Address (Required): LYBERGHOMES@GMAIL.COM			Email Address (Required): HLSURVEY@SBCGLOBAL.NET		
SECTION III: Parcel Information					
Town of: LAYFAYETTE			Property Address: 4440 176TH ST.		
Parcel Number(s): 22808-1442-70329001A			City: CHIPPEWA FALLS	State: WI	Zip: 54729
Existing Zoning District(s): AG			Proposed Zoning District(s): R1		

GENERAL DIRECTIONS:

1. **Complete** this Application form and the required four (4) parts:
 - ☒ Part 1: General Questions related to the request
 - ☒ Part 2: Planning & Zoning Committee Schedule - 2021
 - ☒ Part 3: General Rezoning Process
 - ☒ Part 4: Applicant Acknowledgement/Signature
2. **Submit** the completed application, all required information and a **\$350.00** public hearing fee (Make check payable to: Chippewa County Treasurer) by the deadline (as listed in Part 2) to the Chippewa County Department of Planning & Zoning, Room 009, 711 N. Bridge Street, Chippewa Falls, Wisconsin 54729.
3. **Make arrangements** to attend or have a representative attend any local town plan commission or town board meetings, and the required Planning & Zoning public hearing. This presence is needed so that questions can be answered and concerns addressed.

FOR DEPARTMENT OF PLANNING & ZONING STAFF USE:

Receipt Number: 17392	Appeal Number: 2021-0007	Public Hearing Date: 4-22-21
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Attachment: 2021-0007 Kinderman Et Al - Rezone - Application (6318 : 2021-0007 Kinderman Et Al)

Chippewa County – 2021 Rezone Application

Once the completed application is received, the Department will prepare a public hearing notice and publish it within the Chippewa Herald. The public hearing notice will include the location and time of the required public hearing before the Chippewa County Planning & Zoning Committee. In addition, your neighbors, the Town Board and any appropriate county or state agencies will be notified. At the public hearing, any party may appear in person or may be represented by an agent or attorney to present information to the Planning & Zoning Committee in support or opposition of the rezone request.

Part 1: General Questions. Please use a separate 8.5" x 11" sheet to answer these questions.

1. As the applicant, do you have legal title to the parcel(s)? If you do not have legal title to the property, please have the property owner sign this application.
2. Identify the parcel(s) that are or will be part of this rezone request. If needed, an additional sheet listing those parcels can be attached.
3. Describe the present and, if known, any proposed improvements on each parcel of land.
4. Explain why you are requesting to rezone of each parcel. Please identify the proposed use of each parcel.
5. Explain the compatibility of your proposed use(s) with the existing use(s) on adjacent parcels and those in the vicinity of this parcel(s).
6. Discuss any additional issues you feel that supports the consistency of your proposed use with County ordinances and plans as well as any Town ordinances or plans.

Be prepared to give a detailed presentation when called upon at the public hearing before the Planning and Zoning Committee. Prepare an outline of your proposal, something similar to a "business plan", detailing for the Planning & Zoning Committee your proposal. Include any documentation you feel is necessary as part of your presentation in defining your proposal for the Committee and possibly the County Board. It is vital to your application to consult with professionals you feel may be able to assist with your application (i.e. surveyor, attorney, engineer, etc.)

Part 2: Planning & Zoning Committee Schedule - 2021

Applications will not be placed on the appropriate agenda unless they are properly completed and include ALL required supporting information or documents and payment of the public hearing fee. Applicants are encouraged to consult with staff of the Department of Planning & Zoning prior to the filing of the application. This is an important step to insure that all pertinent issues are identified and to determine what information in addition to the application forms might be necessary in order for the department to accept and process your application. Please CIRCLE or HIGHLIGHT the meeting you intend on attending:

<u>Application Deadline</u>	<u>Public Hearing</u>
December 21, 2020.....	January 21, 2021
January 21, 2021	February 18, 2021
February 18, 2021	March 18, 2021
March 25, 2021.....	April 22, 2021
April 22, 2021	May 20, 2021
May 27, 2021	June 24, 2021
June 24, 2021	July 22, 2021
July 22, 2021	August 19, 2021
August 26, 2021	September 23, 2021
September 23, 2021	October 21, 2021
October 21, 2021	November 18, 2021
November 18, 2021	December 16, 2021

*Note: Applications and all supporting information are due at **12:00 Noon** on the designated date.*

Note: Typically, the Planning & Zoning Committee meetings start at 4:30 PM on the designated dates above.

Part 3: General Rezoning Process:

- (A) The rezone application is filed with the Department of Planning & Zoning. This includes the legal description of the parcels to be rezoned, a written statement addressing the questions as listed in Part 1 and any other information your feel will aid in a decision on this request.

Chippewa County – 2021 Rezone Application

- (B) The Town Board will be notified of the rezone application. The Town Board can recommend approval or denial of a rezoning request. If the Town Board denies a rezone request, the Planning & Zoning Committee can only recommend an approval with modification to the rezone request or deny the rezone request.
- (C) A Class 2 Public Hearing Notice will be published in the Chippewa Herald detailing the request and the date and time of the Public Hearing.
- (D) Property owners of the land and those property owners within 400' (or maybe a greater distance) of the requested rezone change are notified directly by mail as well as the Town Board Chair and Town Clerk. The notice to the property owners will generally contain a portion of the public hearing notice and information pertaining to meetings to be held at the Town level (plan commission, town board, etc) as well as the Public Hearing in front of the Planning & Zoning Committee.
- (E) General maps (location map, aerial view and existing zoning districts map) will be prepared for the request by the Department.
- (F) A department staff report is prepared and sent to the Planning & Zoning Committee, while comments from the general public are solicited.
- (G) Following the Public Hearing, the Planning & Zoning Committee will make a motion to either approve, approve with modification or deny the rezoning request. If the rezone request receives an approval or approval with modification an ordinance amendment will be prepared and placed on the next County Board meeting agenda for their approval.
- (H) If the County Board approves the rezone and the town board files an objection to the approval, the town board will then have 45 days to veto the rezone request following the applicable state statutes.
- (I) If the rezone request receives County Board approval, the final step is the publication of the amendment in the Chippewa Herald. Once published, the zoning district amendment takes effect. The entire process from application deadline to final publication can take two months or more to complete depending upon the scheduling of hearing dates.

Part 4: Applicant Acknowledgement/Signature

This application must be signed by the property owner or in case of an agreement to purchase the property, a letter from the property owner acknowledging the potential buyer is seeking the rezone.

- I certify that the information I have provided in this application is true, accurate and complete.
- I or a representative will have an opportunity to present to the Planning & Zoning Committee information in favor of this request.
- I have the authority to allow the staff of the Department of Planning & Zoning and Planning & Zoning Committee member's access to the property to conduct necessary inspections related to this request.
- I understand that I cannot speak to any member of the Planning & Zoning Committee about this application, except at the public hearing.
- I understand that I cannot direct any written communication about this application to a member of the Planning & Zoning Committee, unless I also file a copy with the Department of Planning & Zoning and direct additional copies to each person who has registered an interest in this application.
- I also understand that if I or my representative fail to appear in front of the Planning & Zoning Committee during the designated public hearing or my failure to observe the above mentioned rules, my request may be **DENIED**.

Signed: Jan R. Li AGENT Date: 3-24-21
Owner/Agent

Part 5: Planning & Zoning Department Mailing List

Applicant
Property Owner Owners within 400'
Planning & Zoning Committee Members
Town Board Chair & Clerk
County Board Supervisor
News Media
Others
Wisconsin DNR

US Army Corp of Engineers
Wisconsin DOT

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715-832-3300

hlsurvey@sbcglobal.net

www.hiess-loken.com

4905 WEST PARK AVENUE

CHIPPEWA FALLS, WI 54729

March 24, 2021

Mr. Doug Clary
 Chippewa Co. Zoning Admin.
 711 N. Bridge St.
 Room 009
 Chippewa Falls, WI 54729

Dear Doug,

I, Jason Hiess, P.L.S., representing Dennis Lyberg Homes, hereby request that the lands shown on the attached parcel map namely, parcel number: 22808-1442-70329001A, located in part of CSM No. 329, NW-SE, Section 14, T28N, R8W, Town of Lafayette, be re-zoned from the Agricultural District to the Residential-1 District. The parcel currently has a single-family residence on it.

The adjoining parcels are zoned: northerly, southerly and westerly A-1, easterly AG. Please see the attached exhibits.

Re-zoning is the first step of many in the development of these lands. These lands will become part of a multi lot subdivision in conjunction with the owners surrounding lands that were re-zoned last year . I will work with your office and the Town of Lafayette to ensure all applicable ordinances are addressed during the creation of the new parcels.

Please schedule the appropriate meetings and reviews to accomplish this rezoning. Also please send me and my clients notifications of those meetings.

If you have any questions or need supplemental information please feel free to contact me.

Thank you.

Respectfully submitted,



Jason R. Hiess, P.L.S.

Attachments and fees incl.
 Cc Dennis Lyberg

Attachment: 2021-0007 Kinderman Et Al - Rezone - Application (6318 : 2021-0007 Kinderman Et Al)



PIN: 22808-1442-70329001A

Computer Number: 034-2011

Owner Name: SCOTT KINDERMAN ETAL

Owner Address: 4440 176TH ST

Owner Address: CHIPPEWA FALLS WI, 54729

Physical Address: 4440 176TH ST CHIPPEWA FALLS 54729

GIS Acres: 8.0 Deed Acres: 8.2

School Code: 1092

Assessed Value: 143100

Fair Market Value: 181100

Description: NW SE LOT 1 OF CERT SUR MAP #329 IN V1 P457 DOC #401644 EX

THE E 220' & EX BEG 220' W OF NE COR; W 24', S 297.57', E

24', N 297.57' TO POB. BUT INC THE S 33' OF THE E 220' LIFE ESTAT

TO CONSTANCE KINDERMAN

HIESS-LOKEN & ASSOC., LLC
PROFESSIONAL LAND SURVEYING
 4905 WEST PARK AVE.
 CHIPPEWA FALLS, WI 54729



Scale = 1":383'

Printed 03/24/2021

Disclaimer: This map is a compilation of records as they appear in the Chippewa County Offices affecting the area shown and is to be used only for reference purposes.

Attachment: 2021-0007 Kinderman Et Al - Rezone - Application (6318 : 2021-0007 Kinderman Et Al)

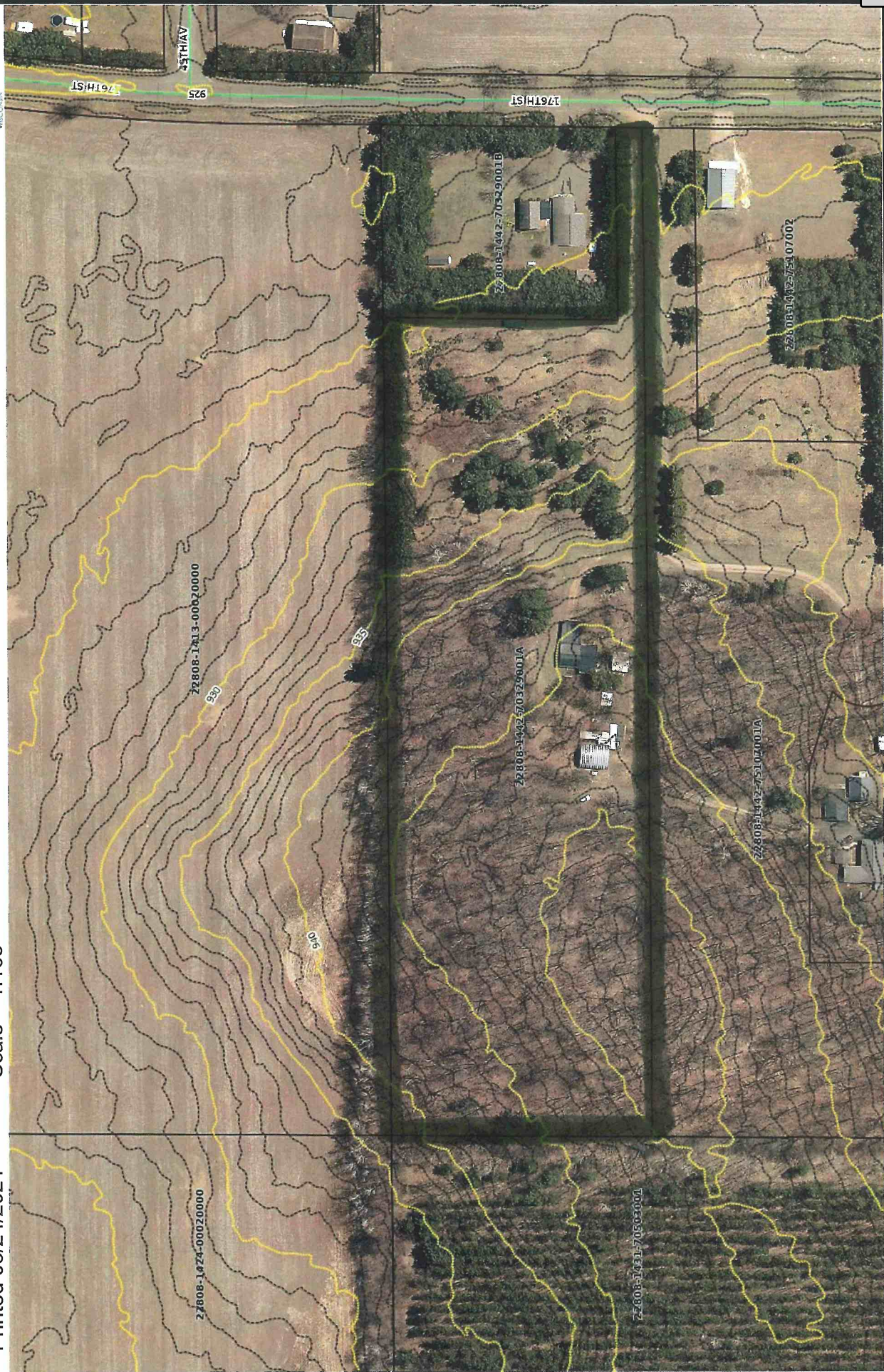
Map

THEODORE LOREN & ASSOC., LLC
PROFESSIONAL LAND SURVEYING
4905 WEST PARK AVE.
CHIPPEWA FALLS, WI 54729



Printed 03/24/2021

Scale = 1:163'



Disclaimer: This map is a compilation of records as they appear in the Chippewa County Offices affecting the area shown and is to be used only for reference purposes.

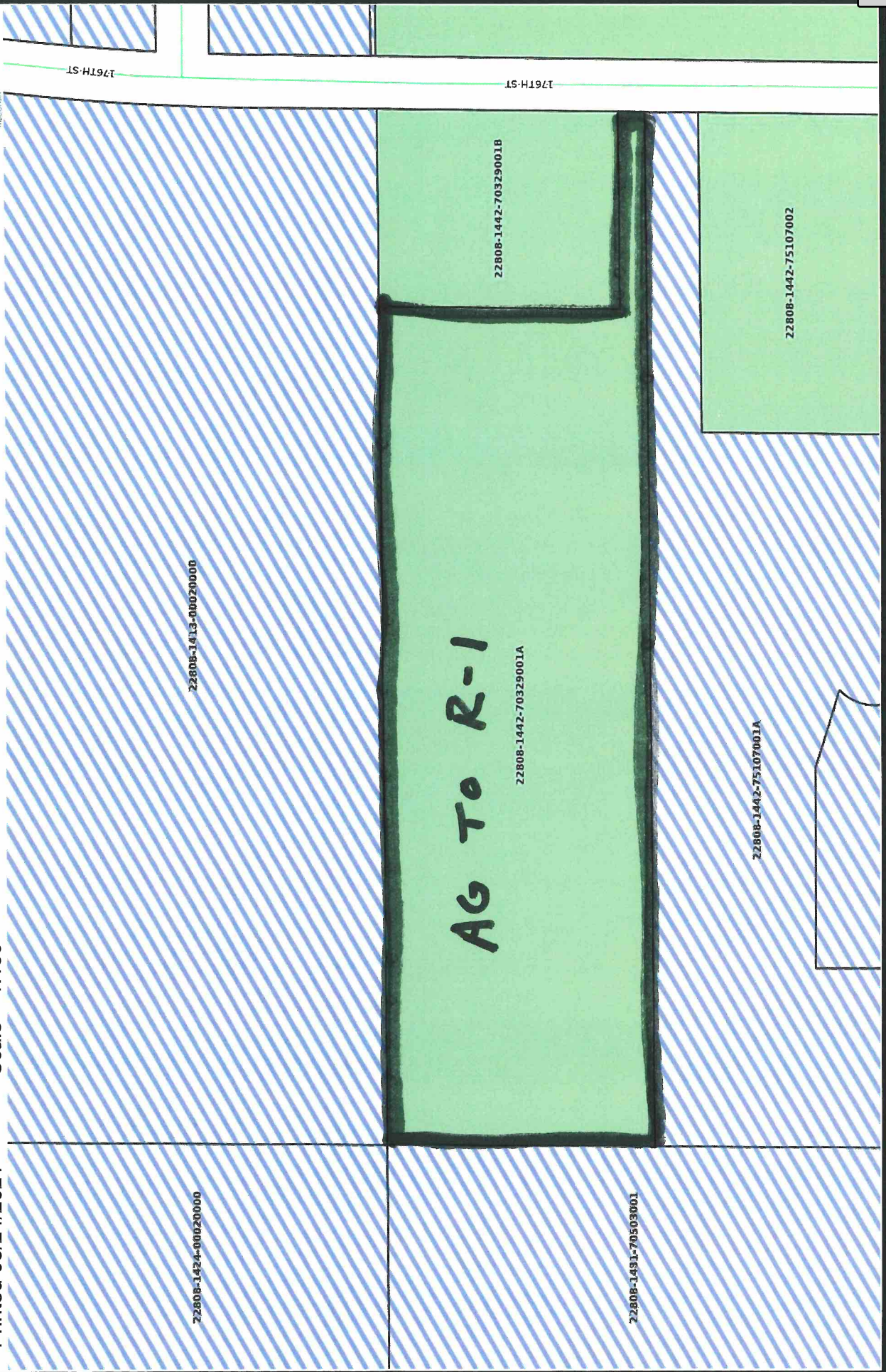
Attachment: 2021-0007 Kinderman Et Al - Rezone - Application (6318 : 2021-0007 Kinderman Et Al)

Map

Printed 03/24/2021

Scale = 1:159'

HISS-LOKEN & ASSOC., LLC
PROFESSIONAL LAND SURVEYING
4905 WEST PARK AVE.
CHIPPEWA FALLS, WI 54729



Disclaimer: This map is a compilation of records as they appear in the Chippewa County Offices

affecting the area shown and is to be used only for reference purposes

Attachment: 2021-0007 Kinderman Et Al - Rezone - Application (6318 : 2021-0007 Kinderman Et Al)

(Publish – Chippewa Herald – April 8 & April 15, 2021)

CHIPPEWA COUNTY PLANNING & ZONING COMMITTEE
NOTICE OF PUBLIC HEARINGS
STATE OF WISCONSIN

PUBLIC NOTICE is hereby given to all persons in the County of Chippewa, Wisconsin, that a public hearing will be held on **April 22, 2021** beginning at **4:30 PM** at the Chippewa County Courthouse, Room 302, 711 N Bridge Street, Chippewa Falls, Wisconsin relative to the following requests. Please see the Planning & Zoning Committee agenda for this meeting to verify whether the meeting will occur in person or via teleconference.

Rezone Petition: 2021-0007

Petitioner: Hiess Loken Surveying/Jason Hiess Agent

Property Owners: Scott Kinderman et al

Parcel number 22808-1442-70329001A which is Lot 1, Certified Survey Map 329, located in the NW ¼ of the SE ¼, Section 14, Township 28 North, Range 08 West. Town of Lafayette.

From: Agricultural

To: Residential 1

Specific information regarding these public hearings can be obtained at the Chippewa County Department of Planning & Zoning. All persons interested are invited to attend these hearings.

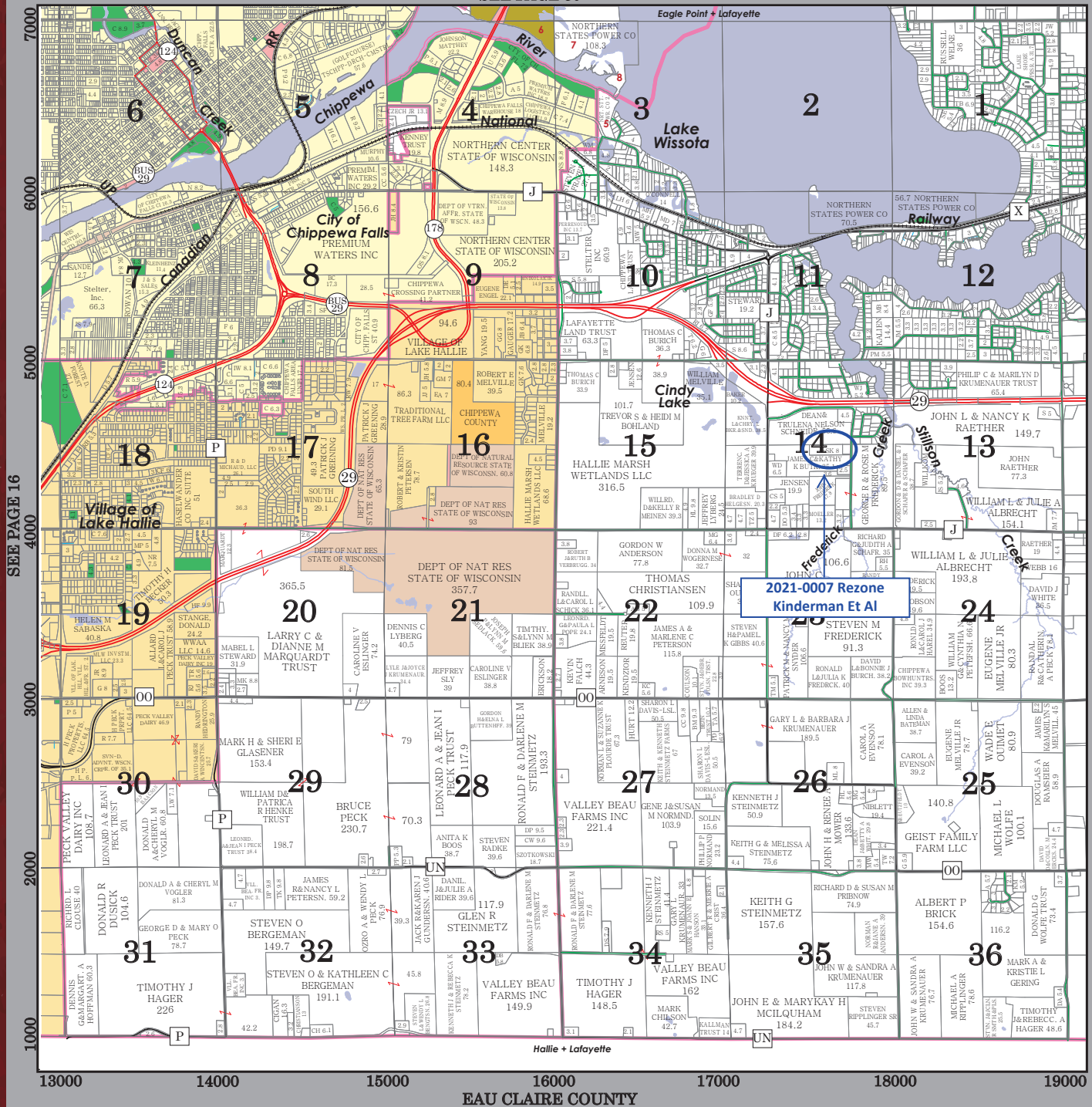
Dated this **31st** day of **March**, 2021.

Douglas Clary, Director
Department of Planning & Zoning
Chippewa County

Attachment: 2021-0007 Kinderman Et Al - Rezone - Public Hearing Notices & Maps (6318 : 2021-0007 Kinderman Et Al)



SEE PAGE 30



EAU CLAIRE COUNTY

© 2017 Chippewa County, WI

All acreages are computed & rounded to the closest tenth acre, roadways are excluded from totals. All mapping is for reference only and is not intended, or to be used for any legal purpose.



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ROBERT A THORSON

ATTORNEY AT LAW

220 W. Willow Street
P.O. Box 636
Chippewa Falls, WI 54729

Telephone: (715) 723-0375
Facsimile: (715) 723-7222
Email: bobthorson@sbcglobal.net

Website: www.Thorsonlawoffice.com

CHIPPEWA COUNTY DEPARTMENT OF PLANNING & ZONING

• 711 North Bridge Street, Chippewa Falls, WI 54729 • Phone: 715.726.7940 • Fax: 715.726.4596 • www.co.chippewa.wi.us •

Land Management

Land Planning

Land Records & G.I.S.

POWTS & Wells

Date: March 31, 2021

To: Property Owner(s)

From: Douglas Clary, Director



Re: Public Meetings & Public Hearing

Dear Property Owner(s):

The Chippewa County Department of Planning & Zoning has received a rezone petition for a parcel of land that is located either adjacent to or in the vicinity of property owned by you. You are receiving this notice because your property has been determined to be within the legal public hearing notification distance per county and state requirements. I have enclosed a map identifying the location of the parcel associated with the rezone petition. If you have any questions regarding this rezone petition, please contact me at (715) 726-7943.

REZONE PETITION: #2021-0007

Petitioner: Hiess Loken Surveying / Jason Hiess Agent **Property Owners:** Scott Kinderman Etal
Parcel number 22808-1442-70329001A which is a portion of Lot 1, Certified Survey Map 329, located in the NW ¼ of the SE ¼, Section 14, Township 28 North, Range 08 West. Town of Lafayette.

From: Agricultural

To: Residential 1

Purpose: Add land to a future development of single-family dwellings.

Lafayette Town Park, Recreation & Land Use Planning Commission (PRLPC):

The PRLPC will **REVIEW** this request on **April 5, 2021** at approximately **7:00 PM**. This meeting will be held in person. The PRLPC will make an **ADVISORY** recommendation to the Lafayette Town Board to approve or disapprove. This meeting will be held at the Lafayette Fire Station, 5855 197th Street, Chippewa Falls, Wisconsin 54729.

Lafayette Town Board:

The Town Board will **REVIEW** this request on **April 19, 2021** at approximately **7:00 PM**. The Town Board will forward an **ADVISORY** recommendation to the Chippewa County Planning & Zoning Committee to approve, disapprove or approve with modification(s) and/or condition(s). This meeting may be held at the Lafayette Town Hall, 5765 197th Street, Chippewa Falls, Wisconsin 54729 or via telephone.

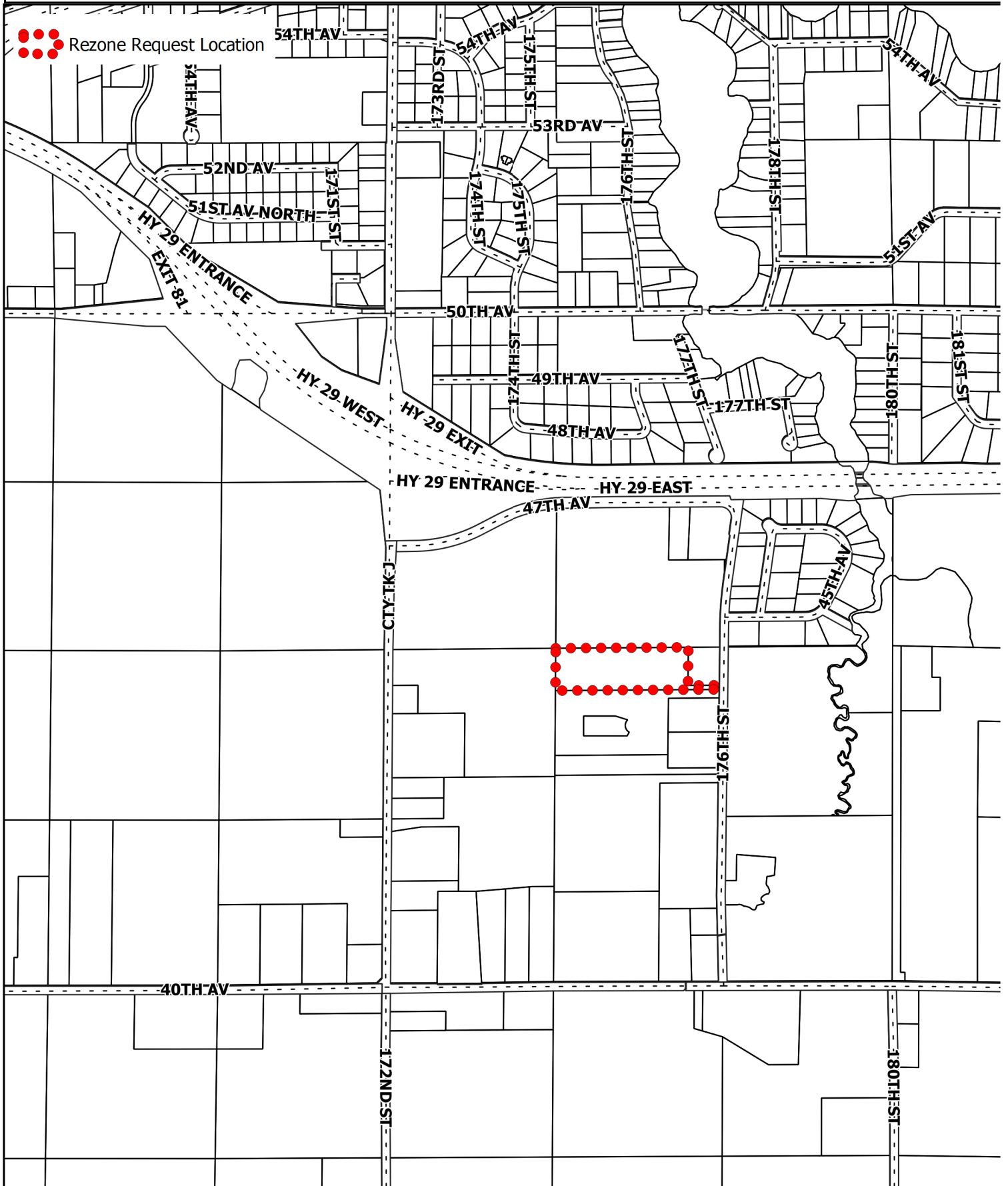
Chippewa County Planning & Zoning Committee:

The Chippewa County Planning & Zoning Committee will hold a **PUBLIC HEARING** for this petition on **April 22, 2021** at **4:30 PM**, via telephone conference. The Committee will make a determination on the petition to approve, disapprove or approve with modification(s) and/or conditions. If the Planning & Zoning Committee approves or approves with modification, the petition will be forwarded to the County Board meeting on May 11, 2021 for their consideration. If the Planning & Zoning Committee disapproves, the petition will fail.

NOTE: Please consult the individual meeting agenda for all of the meetings in regards to how you can attend the meeting. The agendas will have the procedures for calling into the meeting via a telephone or for personal protection equipment requirements, such as the wearing of face masks, limitations on the maximum number of individuals allowed in the meeting room, etc.

Attachment: 2021-0007 Kinderman Et Al - Rezoning - Public Hearing Notices & Maps (6318 : 2021-0007 Kinderman Et Al)

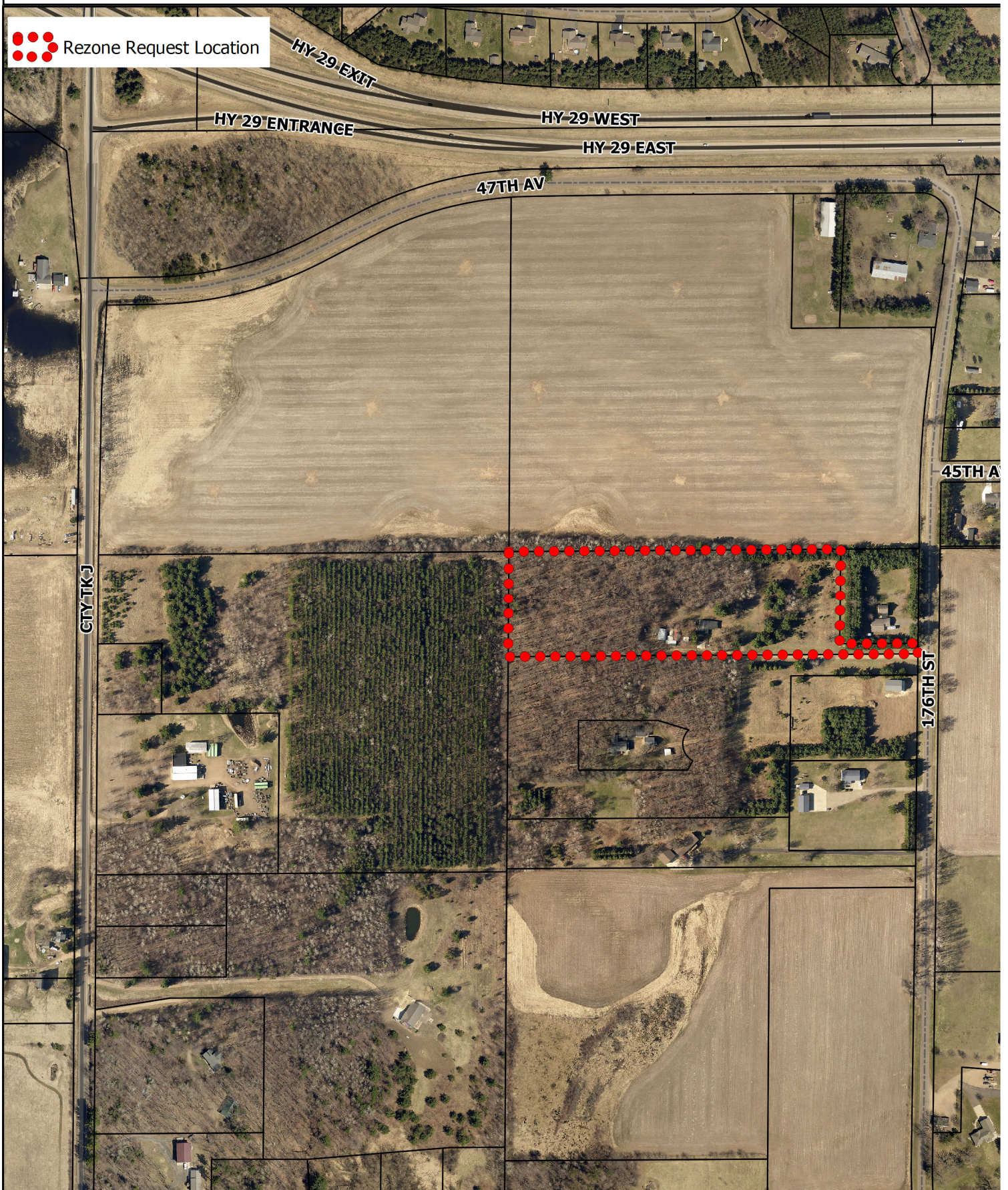
2021-0007 Kinderman Et Al - Rezone - Location Map



Attachment: 2021-0007 Kinderman Et Al - Rezone - Public Hearing Notices & Maps (6318 : 2021-0007 Kinderman Et Al)

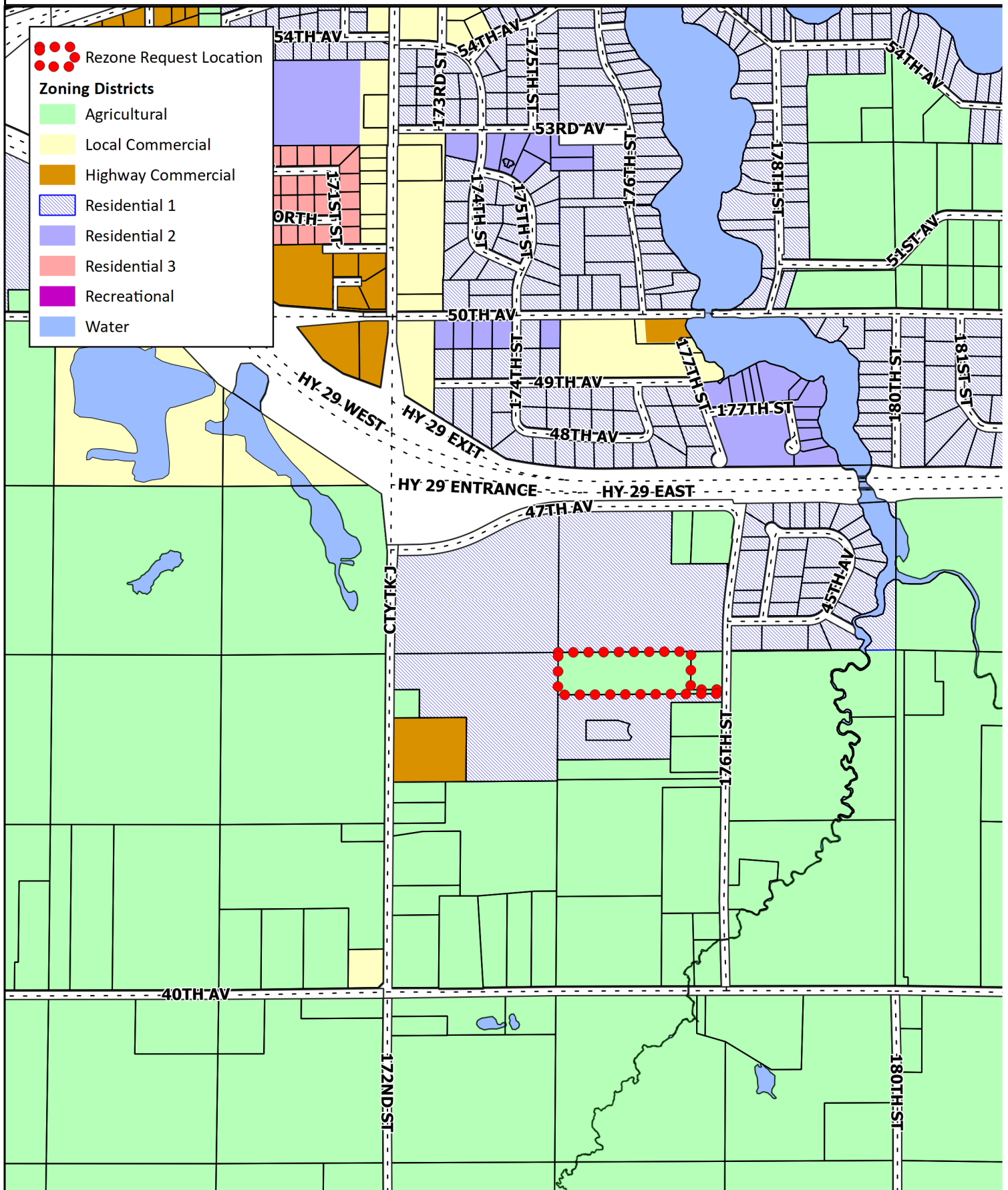
2021-0007 Kinderman Et Al - Rezone - Aerial (2020)

 Rezone Request Location



Attachment: 2021-0007 Kinderman Et Al - Rezone - Public Hearing Notices & Maps (6318 : 2021-0007 Kinderman Et Al)

2021-0007 Kinderman Et Al - Rezone - Zoning Districts



Attachment: 2021-0007 Kinderman Et Al - Rezone - Public Hearing Notices & Maps (6318 : 2021-0007 Kinderman Et Al)

CHIPPEWA COUNTY DEPARTMENT OF PLANNING & ZONING

• 711 North Bridge Street, Chippewa Falls, WI 54729 • Phone: 715.726.7940 • Fax: 715.726.4596 • www.co.chippewa.wi.us •

Land Management

Land Planning

Land Records & G.I.S.

POWTS & Wells

Date: April 19, 2021

To: Chuck Hull, Chair Planning & Zoning Committee

From: Douglas Clary, Director

Re: Kinderman Et Al Rezone Request

Rezone Information – 2021-0007

1. **Appellant Name:** Kinderman Et Al/Dennis Lyberg Homes
2. **Property Owners:** Kinderman Et Al (Dennis Lyberg purchased this property on April 5, 2021)
3. **Agent Information:** Hiess-Loken & Associates, LLC, Jason Hiess.
4. **General Property Location:** East of CTH J, South of Hwy 29 & 47th Avenue, West of 176th Street. Located in the part of the NW ¼ of the SE ¼, a portion of Lot 1 of Certified Survey Map 329 and identified as parcel number 22808-1442-70329001A in Section 14, Township 28 North, Range 08 West. Town of Lafayette. Physical Address of 4440 176th Street.
5. **Type of Appeal:** Rezone from Agriculture (AG) to Residential 1 (R1).
6. **Town of Lafayette Recommendation:** The Town Board will meet on Monday, April 19, 2021 to review and take action on this rezoning request.

Staff Comments: In May of 2020, rezoning petition 2020-0007 was approved, which rezoned approximately 88 acres from Agricultural to Residential 1 for a single-family residential development. This current request is for approximately 8.0 acres of land, which will be rezoned from Agriculture to Residential 1 for additional land for the future single-family housing development. The land use in the immediate area is mostly residential and agricultural in nature and, for the most part, the parcels are zoned Residential 1.

The minimum lot size for residential lots in the Town of Lafayette is 30,000 square feet with a minimum width of 100', while the zoning ordinance requires a minimum of 20,000 square feet and a minimum of width of 100'. In situations where ordinances differ on the minimum standards, the larger of the two requirements (usually referred to as the "most restrictive") will be required.

As with the previous rezoning (2020-0007), I do have some concerns with this proposed rezoning. One concern, assuming the rezoning is approved, is leaving a parcel zoned agriculture in the midst of parcels zoned for residential use. The Connell property (1.70 acres) is located directly to the east of this parcel (parcel number 22808-1442-75107001) and will remain agricultural. While the property is utilized – at this point in time – as for residential purposes, the future use of the property can be for any use (permitted or conditional use) within the agricultural district.

Another concern is the complexity of stormwater management for the area. As part of the development process, stormwater management plans will need to be developed for the entire development, which would include this parcel. Please note that this parcel, along with the previous parcels that were rezoned under 2020-0007, would be allowed to have up to four lots created via a certified survey map without the requirement for stormwater management plans. A solution or requirement should be to require the approval of stormwater management plans prior to any land divisions or the building of any other structures on the parcels included within the rezoning request.

7. **Staff Recommendations:** If approved, I would suggest the following conditions be placed on the rezoning:
 - a. Further subdivision of this parcel shall not occur unless Stormwater Management plans meeting the requirements of Chapter 12 of the Chippewa County Code of Ordinances are submitted and approved.
 - b. The existing accessory structures on the property shall be brought into conformance with the applicable sections of the Chippewa County Zoning Ordinance for the number allowed, size and height within 6 months of the rezoning approval. The use of the accessory structures shall be clearly incidental to the residential use of the property only. No commercial use or storage of commercial or business equipment would be allowed.

Attachment: 2021-0007 Kinderman Et Al - Rezone - Staff Report (6318 : 2021-0007 Kinderman Et Al)

Kinderman Et Al Rezone Request
Rezone 2021-0007
April 19, 2021
Page 2

- c. All agricultural use will need to be vacated on the properties within 6 months of the rezone approval. This would include any type of livestock, poultry, horses, etc.

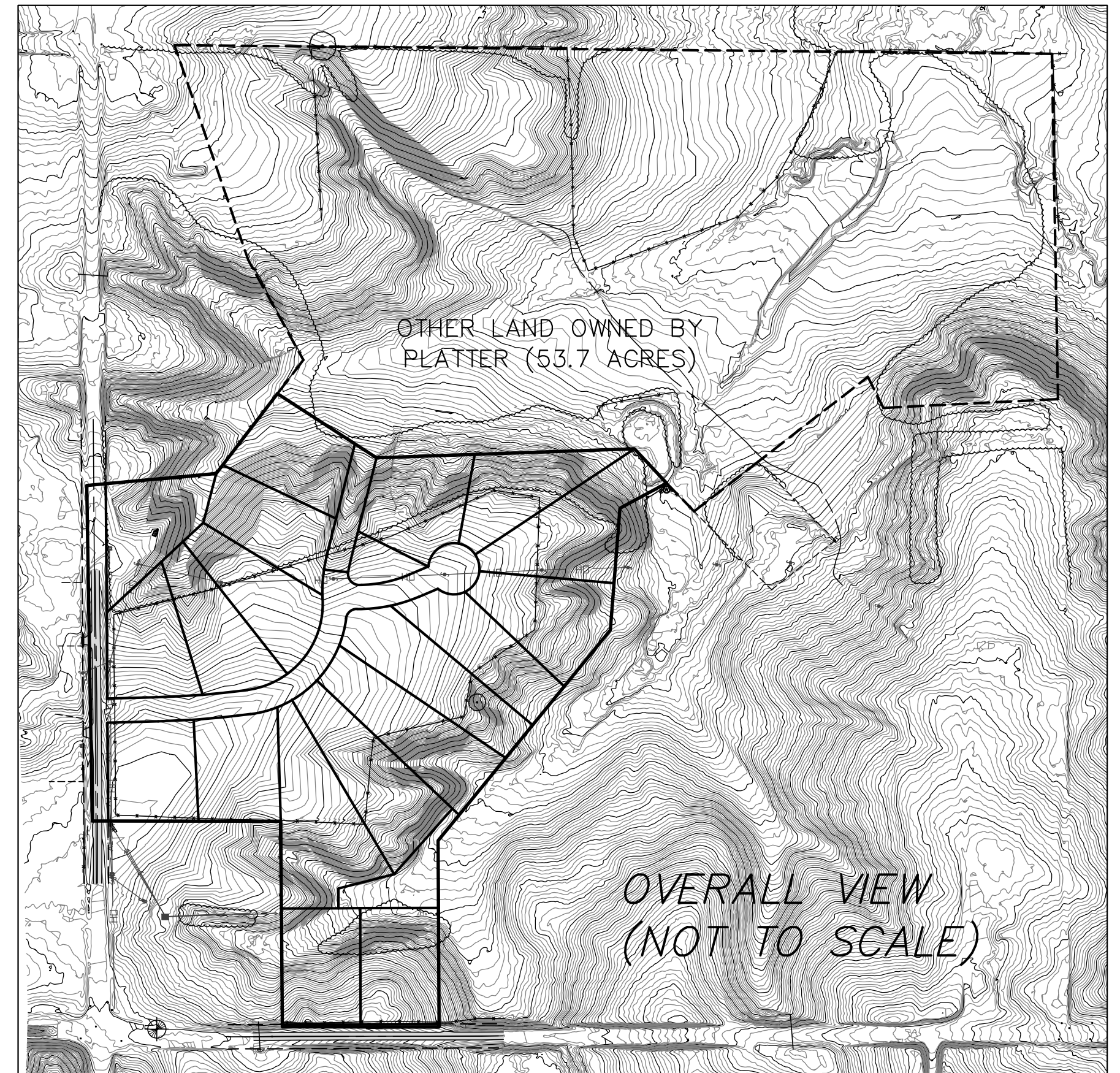
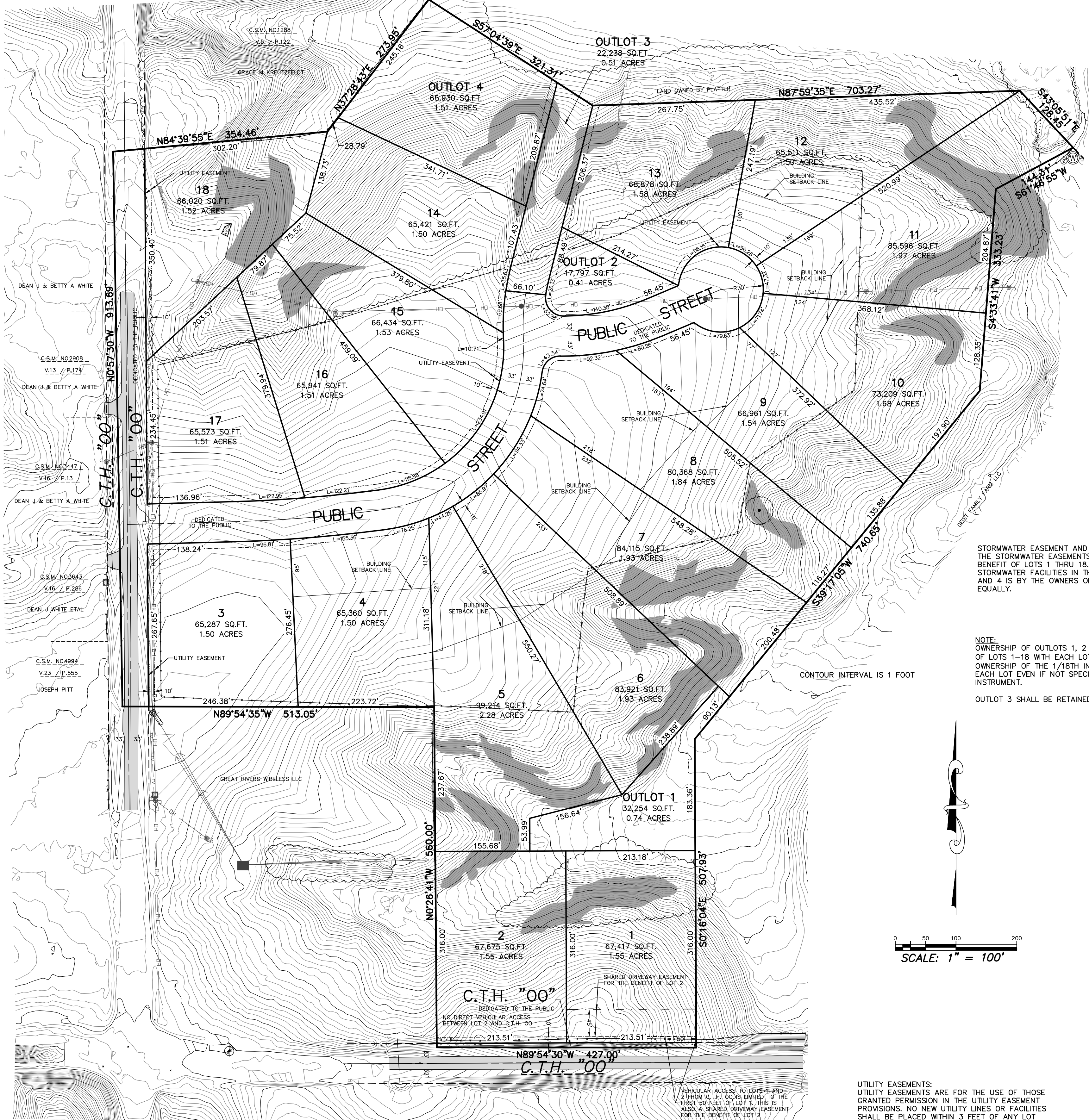
CC: File

Attachment: 2021-0007 Kinderman Et Al - Rezone - Staff Report (6318 : 2021-0007 Kinderman Et Al)

- UTILITY POLE
- GUY POLE
- DOWN GUY
- TELEPHONE PEDESTAL
- CABLE PEDESTAL
- FIBER OPTICS PEDESTAL
- BURIED ELECTRIC LINE
- BURIED CABLE LINE
- DELINEATED WETLAND AREA
- SLOPES IN EXCESS OF 30%

TOTAL PLATTED AREA INCLUDING EXISTING RIGHT OF WAY - 36.2 ACRES
TOTAL PLATTED AREA NOT INCLUDING EXISTING RIGHT OF WAY - 35.1 ACRES
TOTAL NUMBER OF BUILDING LOTS - 18
TOTAL NUMBER OF OUTLOTS - 3
TOTAL LENGTH OF PROPOSED STREET = 1,234 FEET

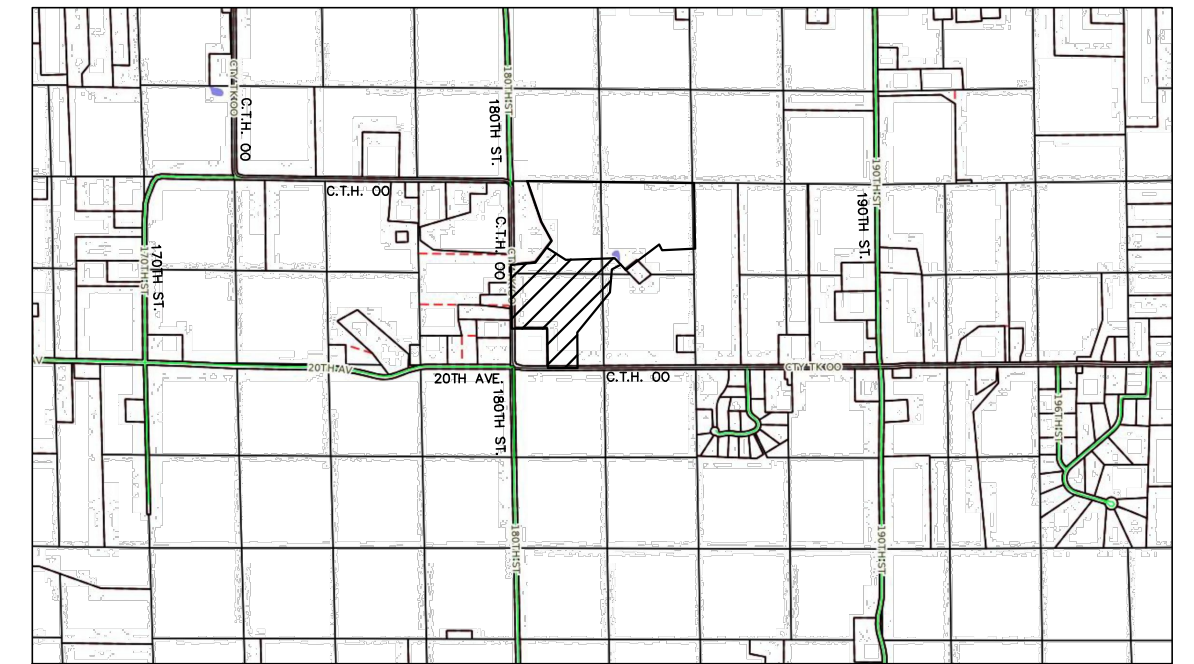
ZONING:
THE PROPOSED PLAT AND ALL
ADJOINING PROPERTIES ARE ZONED AG



STORMWATER EASEMENT AND FACILITIES
THE STORMWATER EASEMENTS SHOWN ON THIS PLAT ARE FOR THE
BENEFIT OF LOTS 1 THRU 18. RESPONSIBILITY FOR MAINTENANCE OF
STORMWATER FACILITIES IN THESE EASEMENTS AND IN OUTLOTS 1, 2
AND 4 IS BY THE OWNERS OF LOTS 1 THRU 18 OF THIS PLAT
EQUALLY.

NOTE:
OWNERSHIP OF OUTLOTS 1, 2 AND 4 IS TO BE RETAINED BY THE OWNERS
OF LOTS 1-18 WITH EACH LOT OWNING 1/18TH INTEREST IN EACH OUTLOT.
OWNERSHIP OF THE 1/18TH INTEREST SHALL PASS ALONG WITH TITLE OF
EACH LOT EVEN IF NOT SPECIFICALLY MENTIONED IN THE TRANSFER
INSTRUMENT.

OUTLOT 3 SHALL BE RETAINED BY OWNER / SUBDIVIDER



LANDOWNERS/SUBDIVIDERS:

- BNP HOLDINGS LLC
c/o REAL LAND SURVEYING
1360 INTERNATIONAL DRIVE
EAU CLAIRE, WISCONSIN 547011

APPROVING AUTHORITIES:

- TOWN OF LAFAYETTE
- CHIPPEWA COUNTY

OBJECTING AUTHORITIES

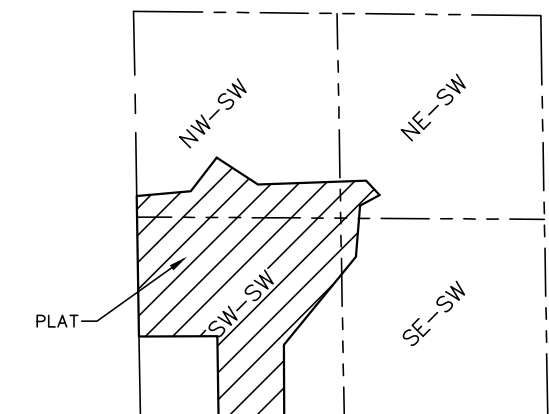
- DEPARTMENT OF ADMINISTRATION

SURVEYOR

- PETER J. GARTMANN R.L.S. No. 2279
REAL LAND SURVEYING
1360 INTERNATIONAL DRIVE
EAU CLAIRE, WISCONSIN 54701
(715) 514-4116

0 50 100 200
SCALE: 1" = 100'

**LOCATION SKETCH
OF THE SW 1/4 OF SECTION 25**



**PRELIMINARY PLAT OF
RIVERBELLE**
IN THE SW 1/4,
SECTION 25, T28N, R8W,
TOWN OF LAFAYETTE, CHIPPEWA COUNTY, WISCONSIN

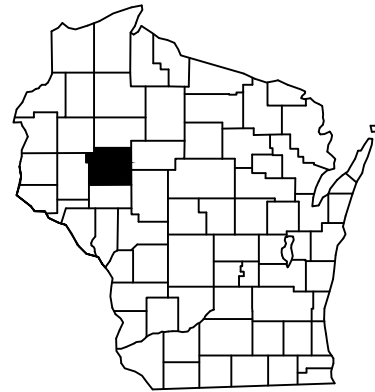
PREPARED BY REAL LAND SURVEYING
CADD No. 20276 PRELIM
MARCH 30, 2021

UTILITY EASEMENTS:
UTILITY EASEMENTS ARE FOR THE USE OF THOSE
GRANTED PERMISSION IN THE UTILITY EASEMENT
PROVISIONS. NO NEW UTILITY LINES OR FACILITIES
SHALL BE PLACED WITHIN 3 FEET OF ANY LOT
CORNER.

CHIPPEWA COUNTY



Know what's below.
Call before you dig.



VICINITY MAP

PROJECT LOCATION

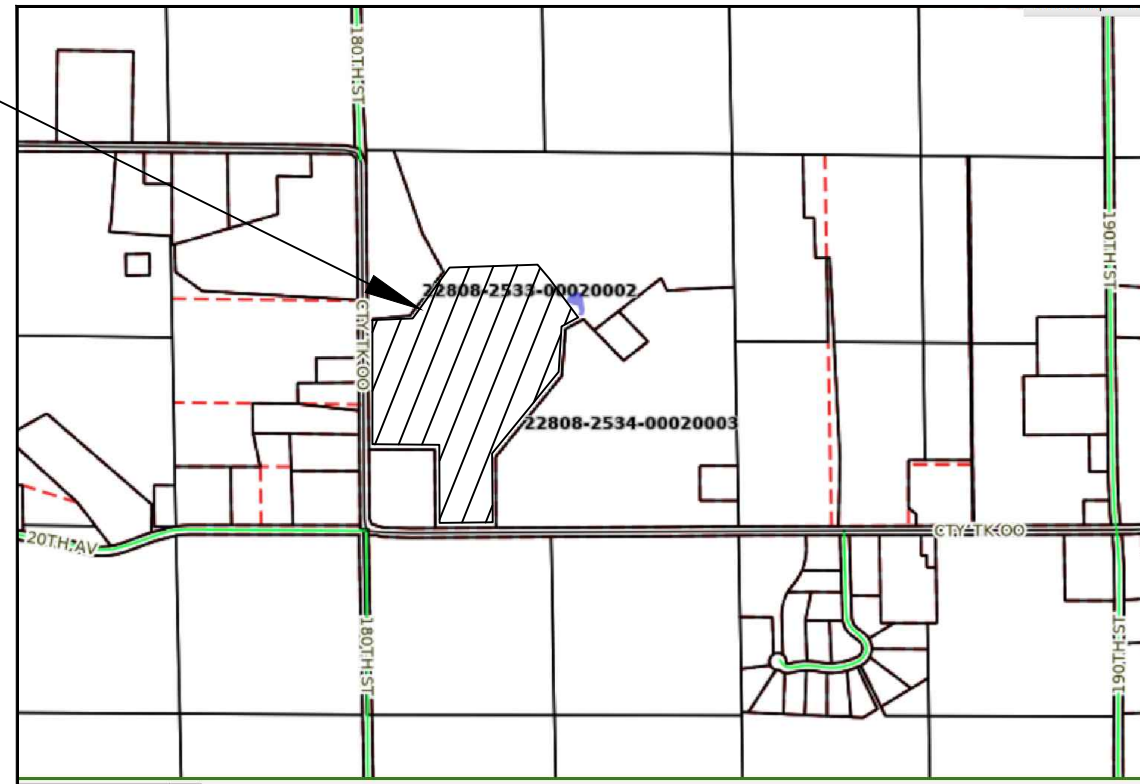
CONTACTS

CONTACTS	
CHIPPEWA COUNTY	CHIPPEWA COUNTY PLANNING & ZONING OFFICE DOUG CLARY (715) 726-7940
ELECTRIC	XCEL ENERGY: DESIGN SECTION ATTN: JOHN KELSER (715) 737-1431
GAS	XCEL ENERGY: DESIGN SECTION ATTN: BRADY GARDOW (715) 737-1450
TELEPHONE	AT&T ATTN: KEN SCHICK (715) 839-5820
CABLE	CHARTER COMMUNICATIONS ATTN: CURT MOORE (715) 831-8940 ext. 51148
CHIPPEWA COUNTY	LAND CONSERVATION & FOREST MANAGEMENT KETTY CLOW, P.E. (715) 726-7920
TOWN OF LAFAYETTE	TOWN CHAIR DAVE STABER (715) 215-0461

PROJECT OWNER/ CLIENT:
BnP HOLDINGS, LLC
ATTN: ADAM ASHLEY
6176 SANDSTONE RD
EAU CLAIRE, WI 54701
PHONE: 715.271.6504
EMAIL: adam@ashleyconstruction.co

PROJECT ENGINEER:
ADVANCED ENGINEERING CONCEPTS
ATTN: MATT APPEL, P.E.
1360 INTERNATIONAL DRIVE, SUITE #1
EAU CLAIRE, WI 54701
PHONE: 715.552.0330
EMAIL: mappel@aec.engineering

RIVERBELLE
BnP HOLDINGS, LLC
COUNTY ROAD OO
TOWN OF LAFAYETTE
CHIPPEWA COUNTY, WI



LOCATION MAP

Preliminary - Not for construction

SCHEDULE OF REQUIRED PERMITS		
APPROVALS NEEDED	DATE SUBMITTED	APPROVAL
WDNR WRAPP PERMIT		
CHIPPEWA COUNTY DRIVEWAY PERMIT		
CHIPPEWA COUNTY STORMWATER PERMIT		
CHIPPEWA COUNTY WORK IN R/W PERMIT		

LEGEND

EXISTING	PROPOSED
	---BENCHMARK
	---CONTROL POINT
	---SIGN
	---CURB STOP
	---WELL
	---HYDRANT
	---GATE VALVE
	---CURB INLET
	---AREA DRAIN
	---SAN MH
	---STORM MH
	---SAN CLEANOUT
	---GAS MANHOLE
	---LIGHT POLE
	---UTILITY POLE
	---GUY WIRE
	---GUY POLE
	---PULL BOX
	---ELEC PED
	---CABLE PED
	---MAILBOX
	---TELE PED
	---IRON PIPE
	---ROW POST
	---REBAR
	---WATER MAIN
	---SANITARY SEWER
	---STORM SEWER
	---OVERHEAD UTILITY
	---TELEPHONE LINE
	---GAS LINE
	---ELECTRIC LINE
	---CABLE TV LINE
	---TREE LINE
	---EXISTING TREES
	---MARSH
	---FENCE LINE
	---WOVEN WIRE FENCE
	---SILT FENCE
	---RETAINING WALL
	---CONTOURS MAJOR
	---CONTOURS MINOR

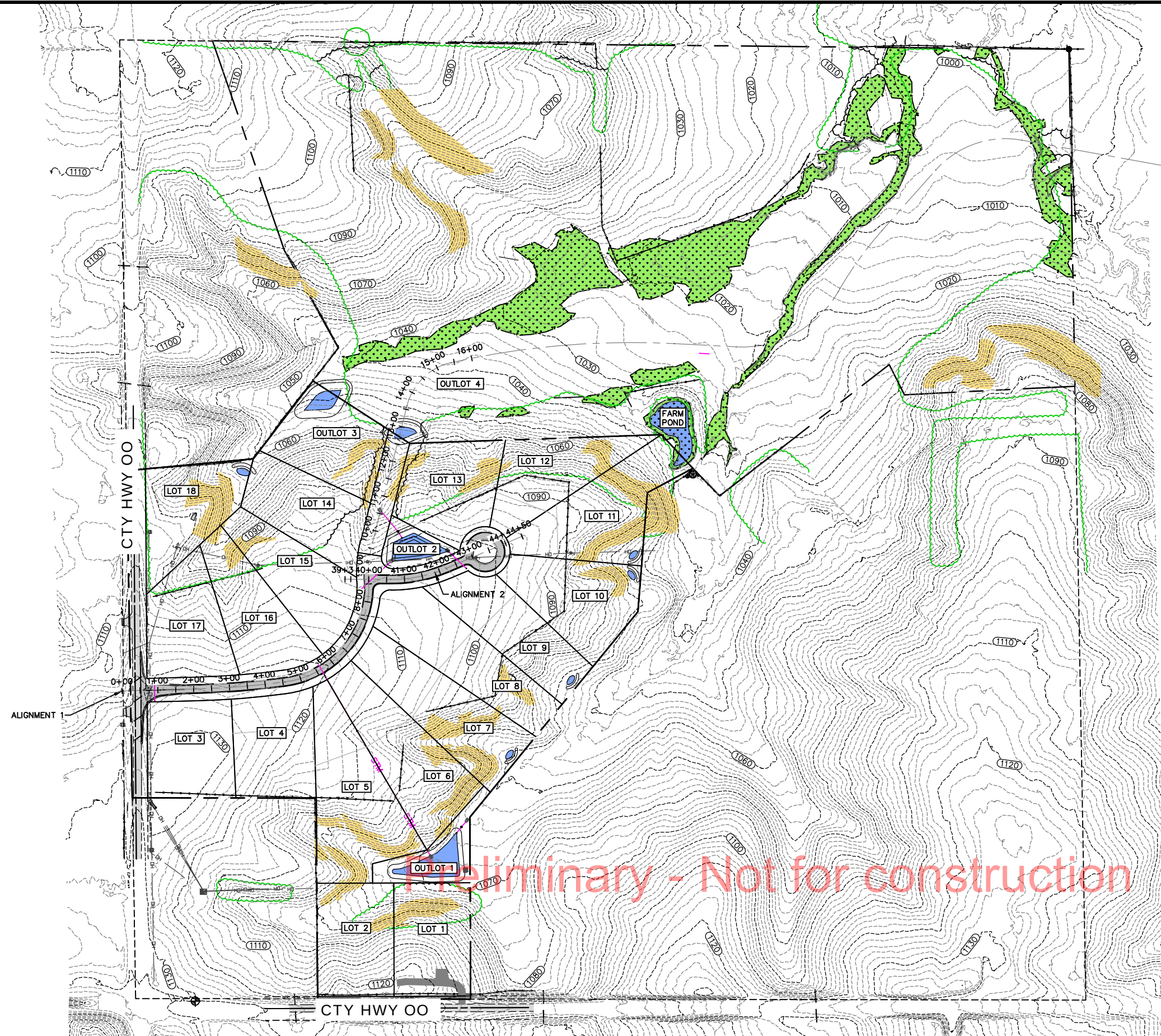
SHEET SCHEDULE

SHEET NO.	DESCRIPTION
1	TITLE SHEET
2-3	SHEET INDEX AND ALIGNMENT REPORT
4-5	EXISTING SITE AND DEMOLITION PLAN
6-10	GRADING PLAN
16-18	ALIGNMENT 1 - ROAD A - PLAN & PROFILE
22	ALIGNMENT 2 - ROAD B - PLAN & PROFILE

AEC PROJECT #: 20276 PLANS DATED: APRIL 2021



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PROJ. NO.
20276

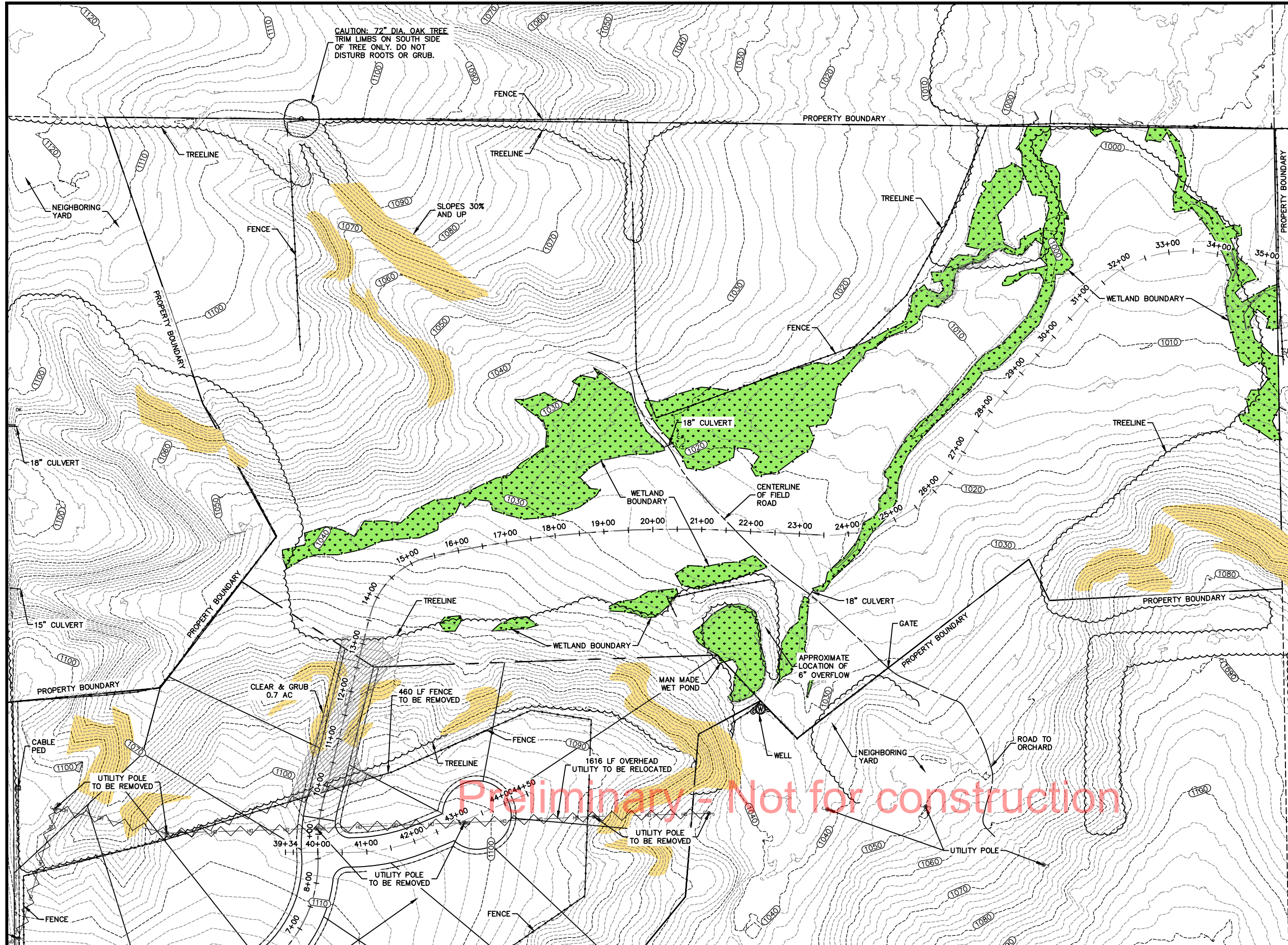


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SHEET INDEX

RIVERBELLE
BNP HOLDINGS, LLC
COUNTY ROAD 00
TOWN OF LAFAYETTE
CHIPPEWA COUNTY, WI

DWG NAME 20276 PG2 INDEX	2
DATE 4/2021	22





Know what's below.
Call before you dig.



NORTH

0 50 100 200

LEGEND

- (1105)--- EXISTING CONTOURS-MNR
- (1105)--- EXISTING CONTOURS-MJR
-  CLEAR AND GRUB TREES (CLEARING LIMITS)
-  REMOVE PAVEMENT
-  FULL-DEPTH SAWCUT
-  CURB & GUTTER REMOVAL
-  UTILITY REMOVAL

NOTE:
CONTRACTOR TO FIELD VERIFY EXISTING UTILITY LOCATIONS

- GENERAL NOTES:**
- UNDERGROUND UTILITIES ARE SHOWN IN APPROXIMATE LOCATIONS ONLY AND ARE NOT SHOWN IN THEIR ENTIRETY. CONTRACTOR SHALL NOTIFY UTILITIES A MINIMUM OF 3 DAYS PRIOR TO ANY EXCAVATION FOR FIELD VERIFICATION OF LOCATIONS. THE CLIENT, CITY, AND THE ENGINEER ARE NOT RESPONSIBLE OR LIABLE FOR ANY DAMAGE CAUSED TO EXISTING UTILITIES.
 - CLEARING AND GRUBBING SHALL ONLY BE IN THOSE LOCATIONS DIRECTED BY THE ENGINEER AND/OR OWNER. CONTRACTOR SHALL PROTECT ALL TREES, SHRUBS, AND CORRESPONDING ROOT SYSTEMS FROM DAMAGE. ALL WORK WITH POTENTIAL IMPACT ON UN-CLEARED TREES AND/OR SHRUBS SHALL BE COORDINATED WITH THE ENGINEER AND/OR OWNER.
 - CONTRACTOR SHALL NOT DISTURB ANY R/W IRONS. ANY REMOVAL SHALL BE APPROVED BY THE ENGINEER. OTHERWISE THE CONTRACTOR SHALL BE BILLED FOR REPLACEMENT.
 - CONTRACTOR SHALL VERIFY THE AMOUNT OF PAVEMENT REMOVAL WITH THE PROJECT MANAGER.
 - CONTRACTOR TO COORDINATE LOCATIONS AND LIMITS OF SAWCUTS WITH THE PROJECT MANAGER.
 - NO TREES OR STUMPS ARE TO BE BURIED ON SITE. CONTRACTOR IS RESPONSIBLE FOR ANY PERMITS FOR BURNING OR MATERIAL DISPOSAL.
 - CONTRACTOR TO REPAIR AND RESTORE ANY DAMAGED OR DISTURBED AREAS OF PAVEMENT, CONCRETE, LANDSCAPING, ELECTRICAL, AND AUTOMATIC IRRIGATION, ETC. TO ITS ORIGINAL CONDITION ON ADJACENT PROPERTIES.
 - IF DURING THE COURSE OF CONSTRUCTION THE CONTRACTOR FINDS ANY DISCREPANCIES OR CONFLICTS BETWEEN THE PROPOSED SITE IMPROVEMENTS INDICATED ON THE PLANS AND THE PHYSICAL CONDITIONS OF THE SITE, OR ANY ERRORS OR OMISSIONS WITHIN THE PLANS OR IN THE SITE LAYOUT AS PROVIDED BY THE ENGINEER, IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO IMMEDIATELY NOTIFY THE ENGINEER. UNTIL AUTHORIZED TO PROCEED, ANY WORK PERFORMED AFTER SUCH DISCOVERY WILL BE AT THE CONTRACTOR'S SOLE RISK AND EXPENSE.

NO.	DATE	REVISIONS	DRAFTED BY	DESIGN BY	CHECKED

PROJ. NO.
20276

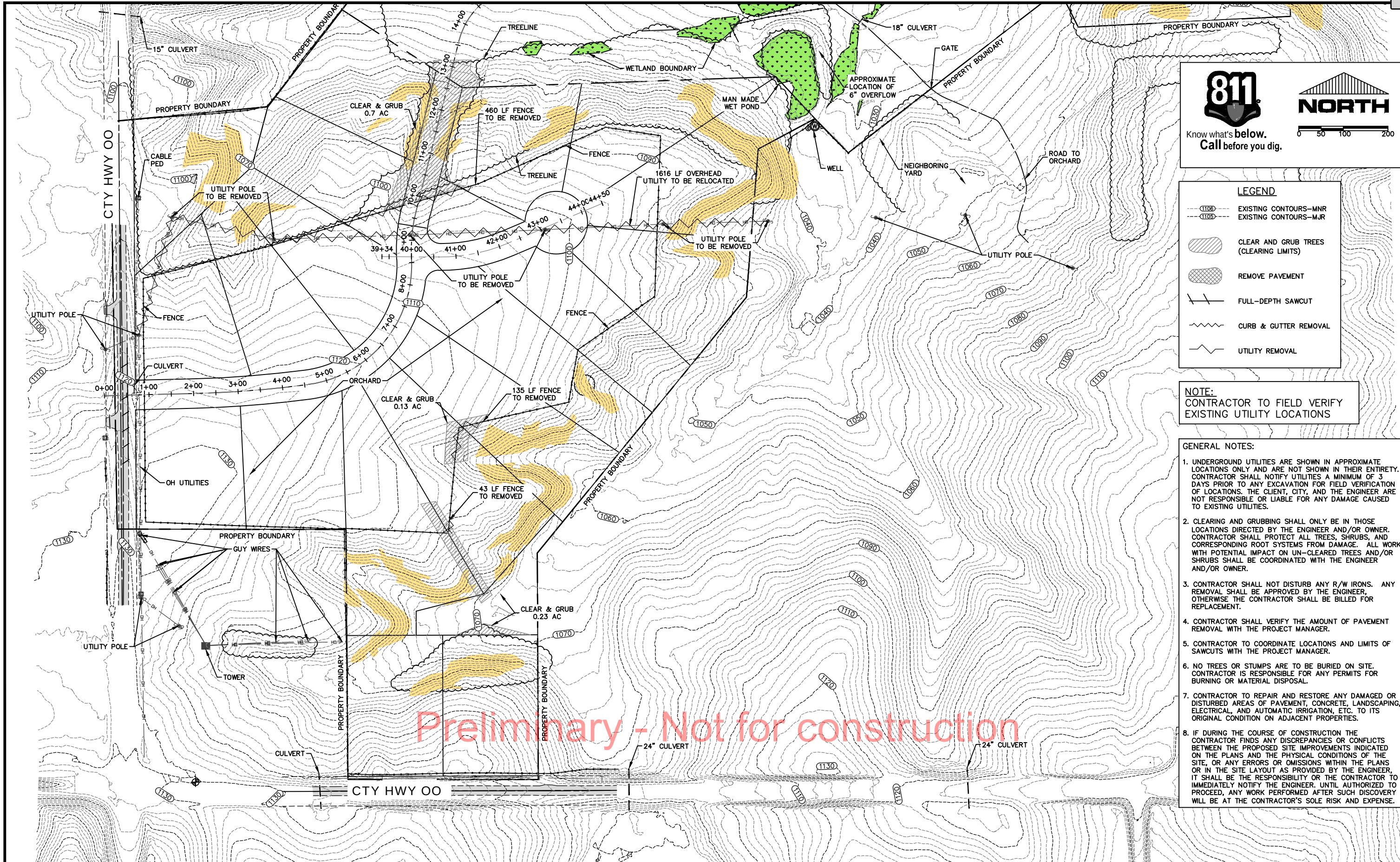


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EXISTING CONDITIONS &
DEMOLITION PLAN

RIVERBELLE
BNP HOLDINGS, LLC
COUNTY ROAD 00
TOWN OF LAFAYETTE
CHIPPEWA COUNTY, WI

DWG NAME 20276 PG4 EXISTING	4
DATE 4/2021	22





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Call before you dig.



NORTH

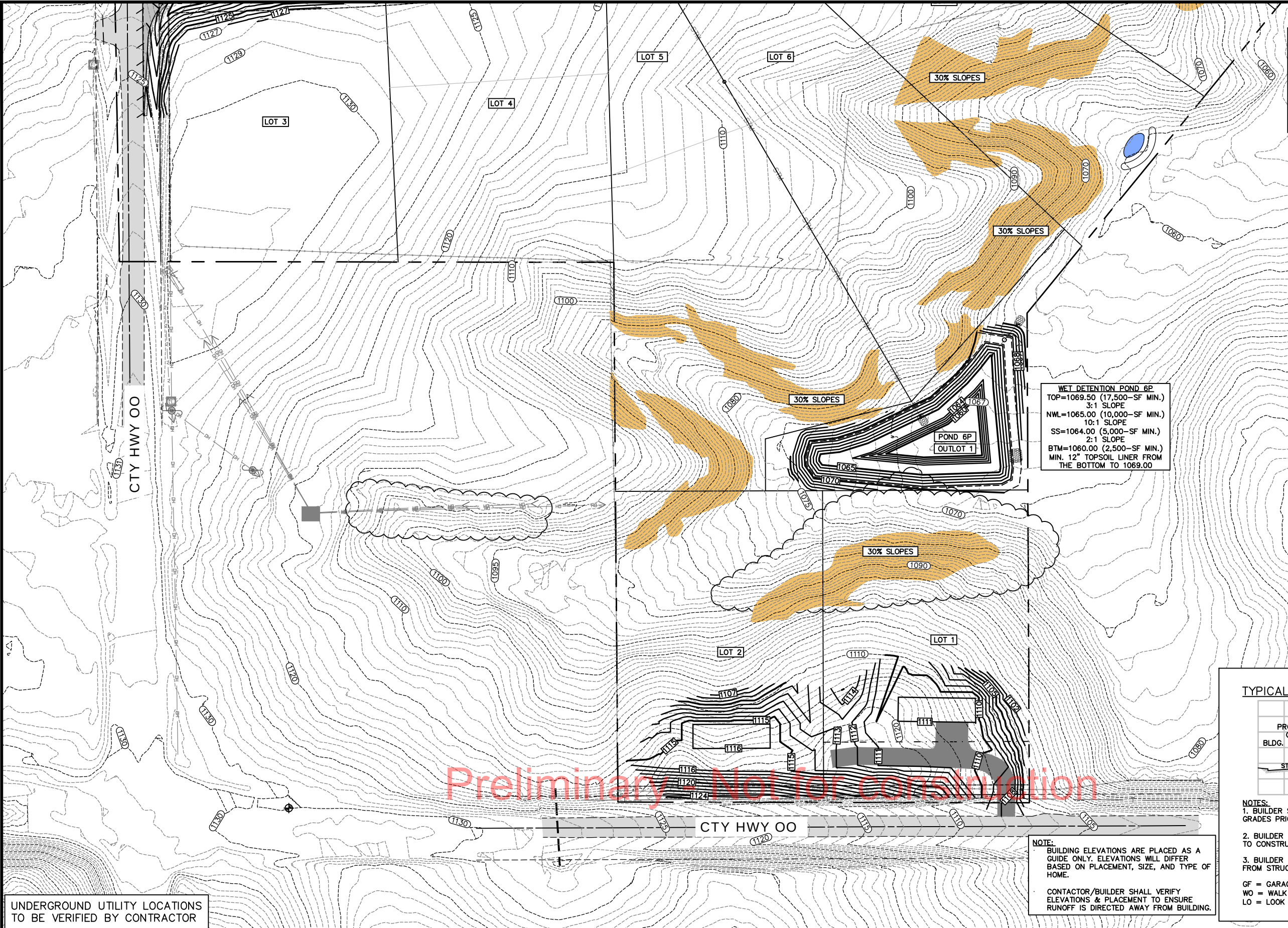
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LEGEND

-  EXISTING CONTOURS-MNR
-  EXISTING CONTOURS-MJR
-  CLEAR AND GRUB TREES (CLEARING LIMITS)
-  REMOVE PAVEMENT
-  FULL-DEPTH SAWCUT
-  CURB & GUTTER REMOVAL
-  UTILITY REMOVAL

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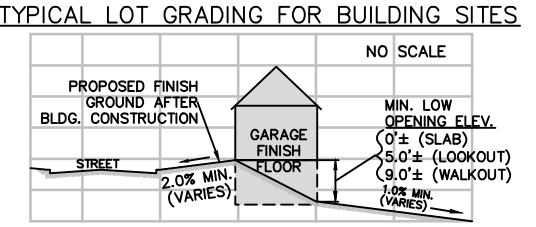
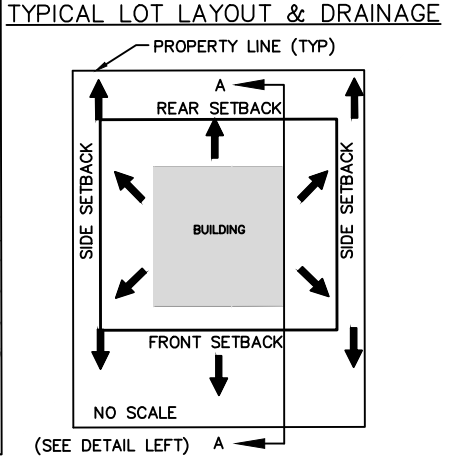


NORTH

0 25 50 100

- GRADING PLAN LEGEND**
- 1106 --- EXISTING CONTOURS-MNR
 - 1105 --- EXISTING CONTOUR-MJR
 - 851 --- FINAL CONTOUR-MJR
 - 849 --- FINAL CONTOUR-MNR
 - DRAINAGE PATTERN LINES
 - GRADE BREAK LINES
 - 1% → PROPOSED DRAINAGE DIRECTION
 - + XXX.XX PROPOSED SPOT ELEVATION
 - + XXX.X± EXISTING SPOT ELEVATION

- GENERAL NOTES:**
1. CONTRACTOR TO HOLD PAD AT FRONT SETBACK DOWN 12 INCHES.
 2. CONTRACTOR TO PLACE 12" TOPSOIL ON POND SIDE-SLOPES AND BOTTOM OF WET-CELL.
 3. CONTRACTOR SHALL NOT PLACE TOPSOIL AT BTM OF INFILTRATION CELL. EX. SUB SOIL SHALL REMAIN.
 4. CONTRACTOR SHALL PLACE EXCESS MATERIAL IN STOCKPILES DETERMINED BY OWNER.



- NOTES:**
1. BUILDER SHALL VERIFY SETBACKS, STRUCTURE PLACEMENT, AND GRADES PRIOR TO CONSTRUCTION.
 2. BUILDER SHALL VERIFY ACTUAL FINISH FLOOR ELEVATION(S) PRIOR TO CONSTRUCTION.
 3. BUILDER SHALL ENSURE ALL SITE DRAINAGE IS DIRECTED AWAY FROM STRUCTURES TOWARD DRAINAGE WAYS.
- GF = GARAGE FLOOR ELEVATION
WO = WALK OUT ELEVATION
LO = LOOK OUT ELEVATION
- SETBACKS:**
FRONT = 30'
SIDE = 10'
REAR = 25'

UNDERGROUND UTILITY LOCATIONS
TO BE VERIFIED BY CONTRACTOR

NO.	DATE	REVISIONS	DRAFTED BY	DESIGN BY	CHECKED

PROJ. NO.
20276



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SOUTH
GRADING PLAN

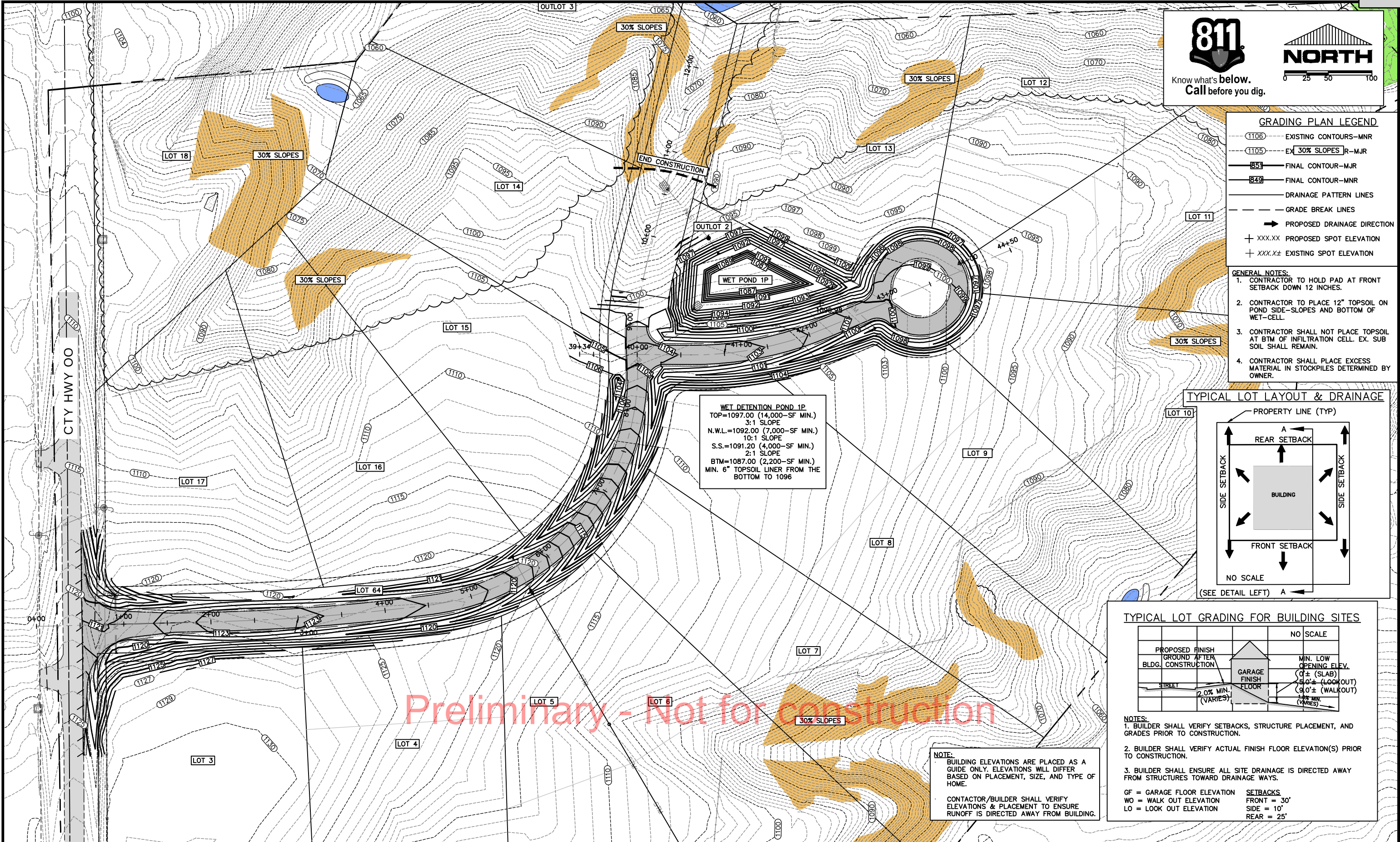
RIVERBELLE
BNP HOLDINGS, LLC
COUNTY ROAD 00
TOWN OF LAFAYETTE
CHIPPEWA COUNTY, WI

DWG NAME
20276 PG6
GRADING

DATE
4/2021

6

22





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GRADING PLAN LEGEND

- 1106 EXISTING CONTOURS-MNR
- 1105 EXISTING CONTOUR-MJR
- 851 FINAL CONTOUR-MJR
- 849 FINAL CONTOUR-MNR
- DRAINAGE PATTERN LINES
- GRADE BREAK LINES
- 1% PROPOSED DRAINAGE DIRECTION
- + XXX.XX PROPOSED SPOT ELEVATION
- + XXX.X± EXISTING SPOT ELEVATION

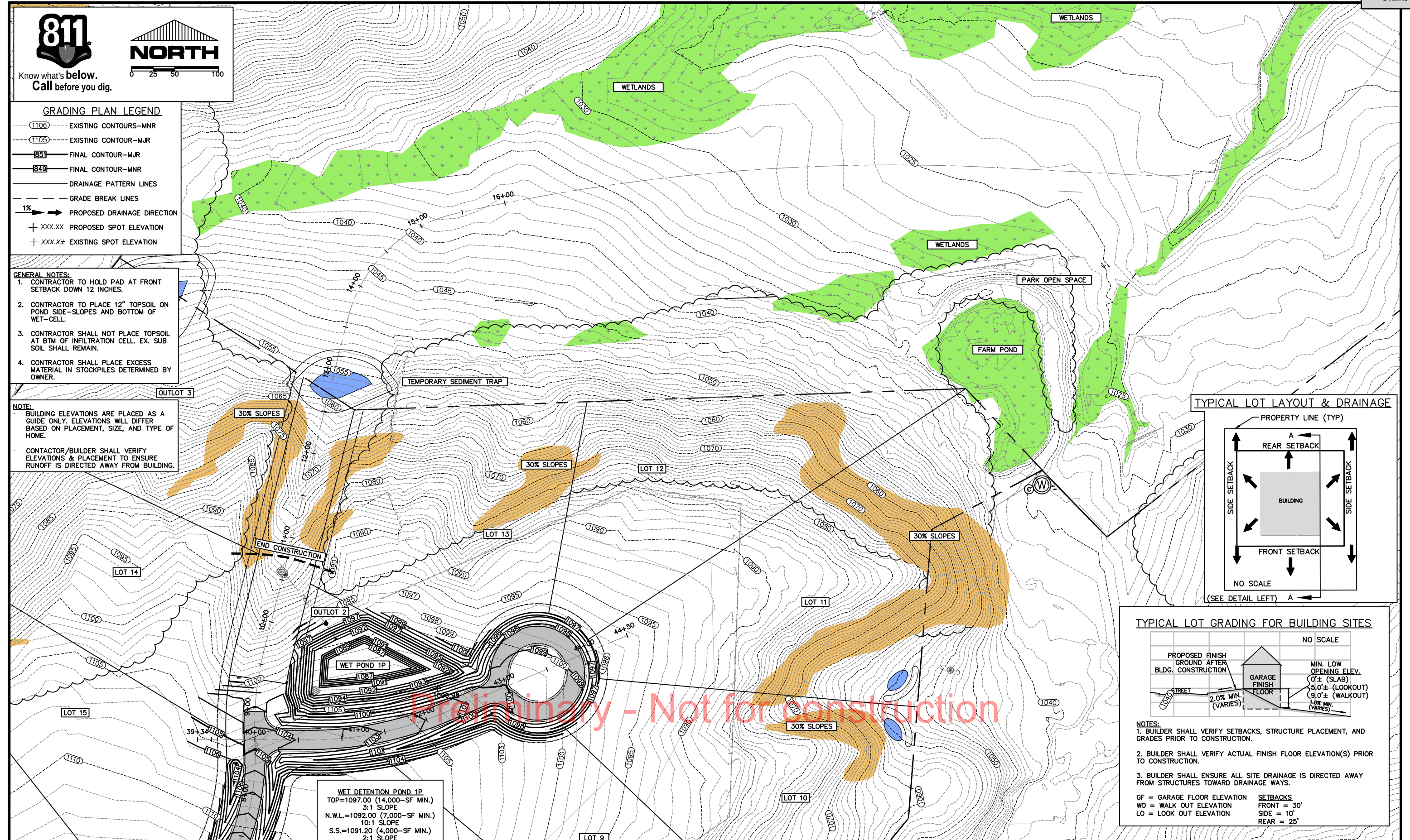
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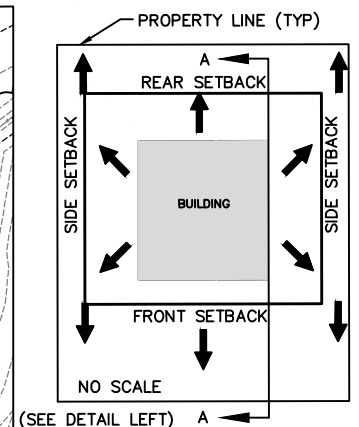
NOTE:

BUILDING ELEVATIONS ARE PLACED AS A GUIDE ONLY. ELEVATIONS WILL DIFFER BASED ON PLACEMENT, SIZE, AND TYPE OF HOME.

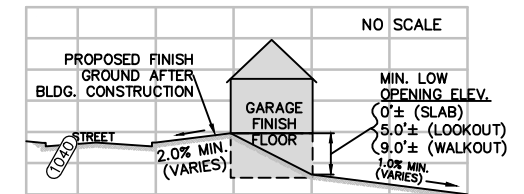
CONTACTOR/BUILDER SHALL VERIFY ELEVATIONS & PLACEMENT TO ENSURE RUNOFF IS DIRECTED AWAY FROM BUILDING.



TYPICAL LOT LAYOUT & DRAINAGE



TYPICAL LOT GRADING FOR BUILDING SITES



- NOTES:
1. BUILDER SHALL VERIFY SETBACKS, STRUCTURE PLACEMENT, AND GRADES PRIOR TO CONSTRUCTION.
 2. BUILDER SHALL VERIFY ACTUAL FINISH FLOOR ELEVATION(S) PRIOR TO CONSTRUCTION.
 3. BUILDER SHALL ENSURE ALL SITE DRAINAGE IS DIRECTED AWAY FROM STRUCTURES TOWARD DRAINAGE WAYS.
- GF = GARAGE FLOOR ELEVATION
WO = WALK OUT ELEVATION
LO = LOOK OUT ELEVATION
- SETBACKS:
FRONT = 30'
SIDE = 10'
REAR = 25'

WET DETENTION POND 1P
TOP=1097.00 (14,000-SF MIN.)
3:1 SLOPE
N.W.L.=1092.00 (7,000-SF MIN.)
10:1 SLOPE
S.S.=1091.20 (4,000-SF MIN.)
2:1 SLOPE

NO.	DATE	REVISIONS	DRAFTED BY	DESIGN BY	CHECKED

PROJ. NO.
20276

AEC

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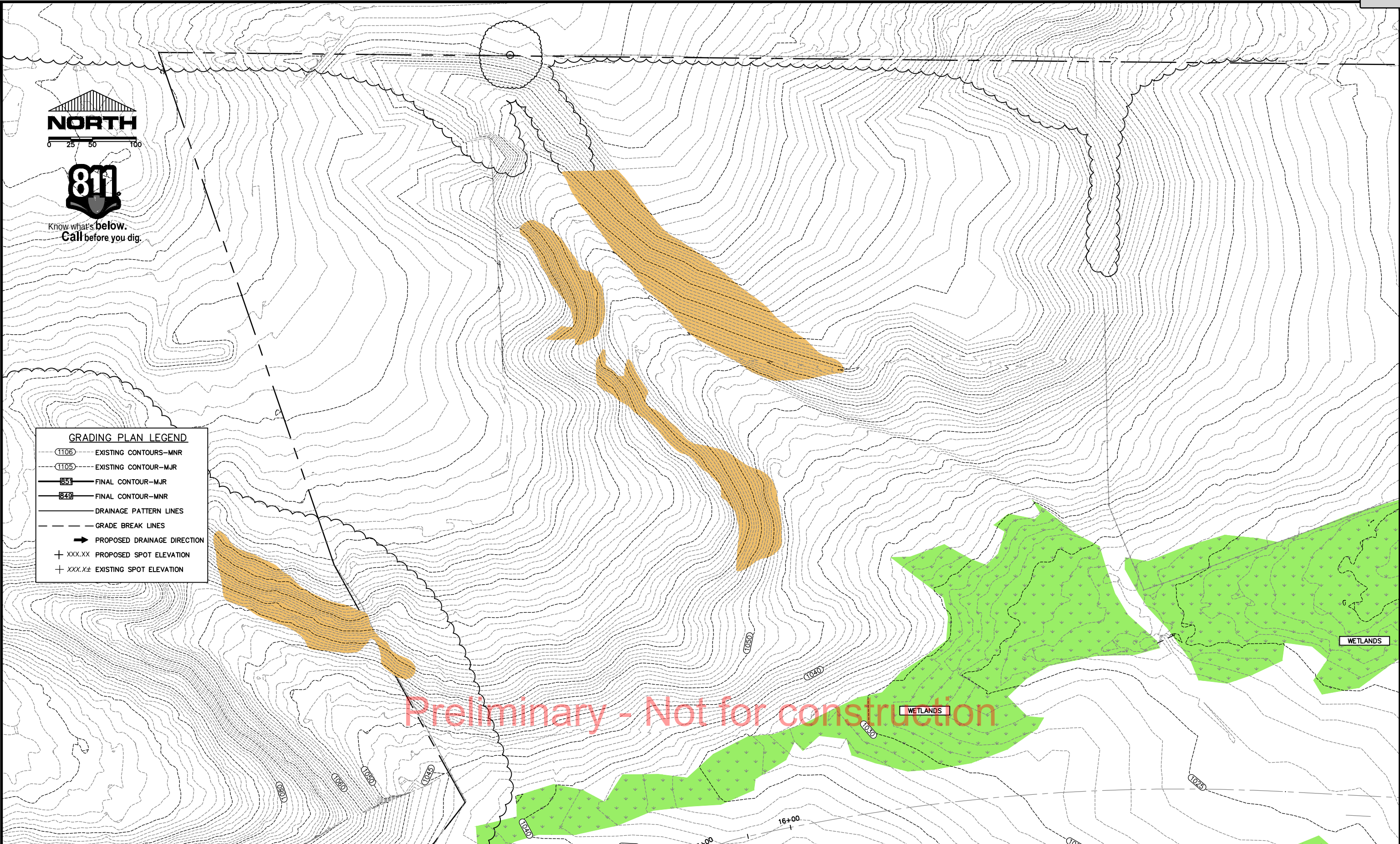
NORTH CENTRAL
GRADING PLAN

RIVERBELLE
BNP HOLDINGS, LLC
COUNTY ROAD 00
TOWN OF LAFAYETTE
CHIPPEWA COUNTY, WI

DWG NAME
20276 PG8
GRADING

DATE
4/2021

8
22



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Call before you dig.

GRADING PLAN LEGEND

- (1106)--- EXISTING CONTOURS-MNR
- (1105)--- EXISTING CONTOUR-MJR
- (851)--- FINAL CONTOUR-MJR
- (849)--- FINAL CONTOUR-MNR
- DRAINAGE PATTERN LINES
- GRADE BREAK LINES
- ➔ PROPOSED DRAINAGE DIRECTION
- + XXX.XX PROPOSED SPOT ELEVATION
- + XXX.X± EXISTING SPOT ELEVATION

NO.	DATE	REVISIONS	DRAFTED BY	DESIGN BY	CHECKED

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NORTHWEST
GRADING PLAN

RIVERBELLE
BNP HOLDINGS, LLC
COUNTY ROAD 00
TOWN OF LAFAYETTE
CHIPPEWA COUNTY, WI

DWG NAME
20276 PG9
GRADING
DATE
4/2021

9

22



GRADING PLAN LEGEND

	EXISTING CONTOURS—MNR
	EXISTING CONTOUR—MJR
	FINAL CONTOUR—MJR
	FINAL CONTOUR—MNR
	DRAINAGE PATTERN LINES
	GRADE BREAK LINES
	PROPOSED DRAINAGE DIRECTION
 XXX.XX	PROPOSED SPOT ELEVATION
 XXX.X±	EXISTING SPOT ELEVATION



Preliminary - Not for construction

30% SLOPES

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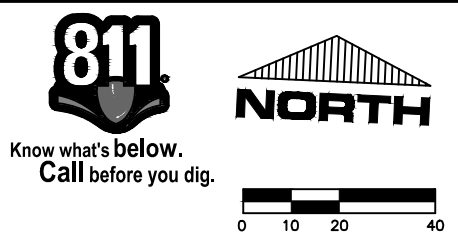
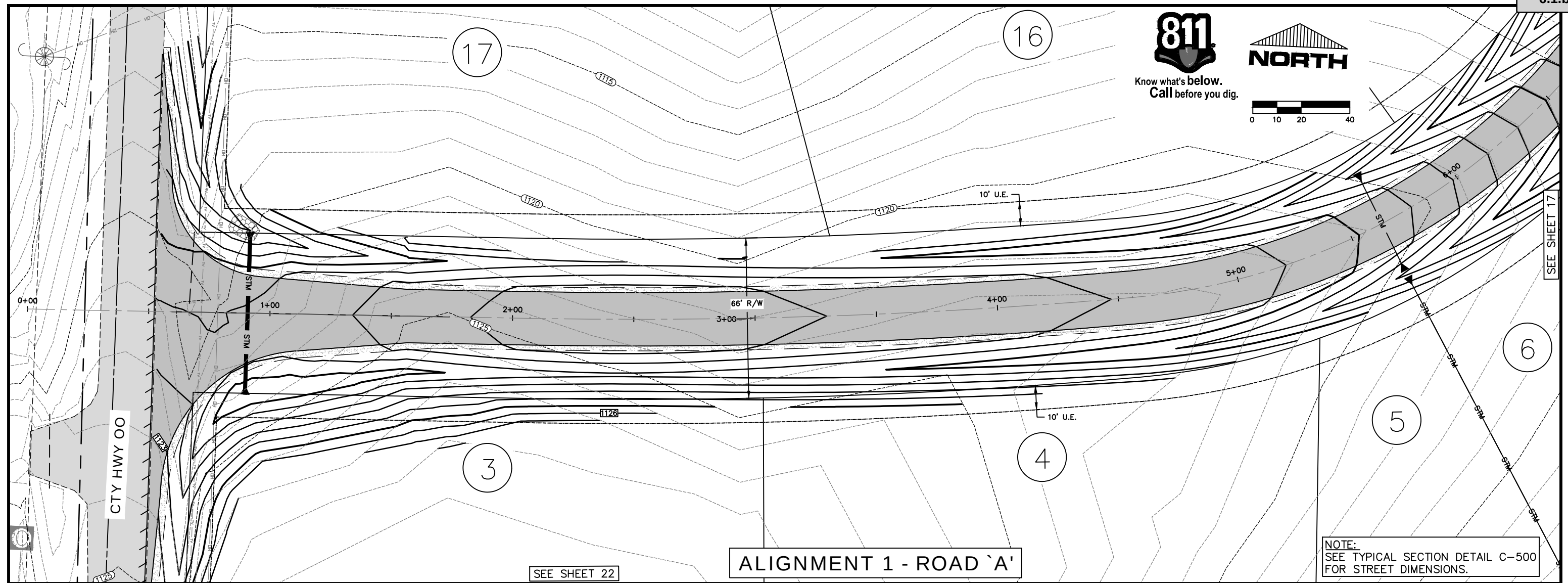
NORTHEAST
GRADING PLAN

RIVERBELLE
BNP HOLDINGS, LLC
COUNTY ROAD 00
TOWN OF LAFAYETTE
CHIPPEWA COUNTY, WI

DWG NAME	20276 PG10
GRADING	
DATE	4/2021

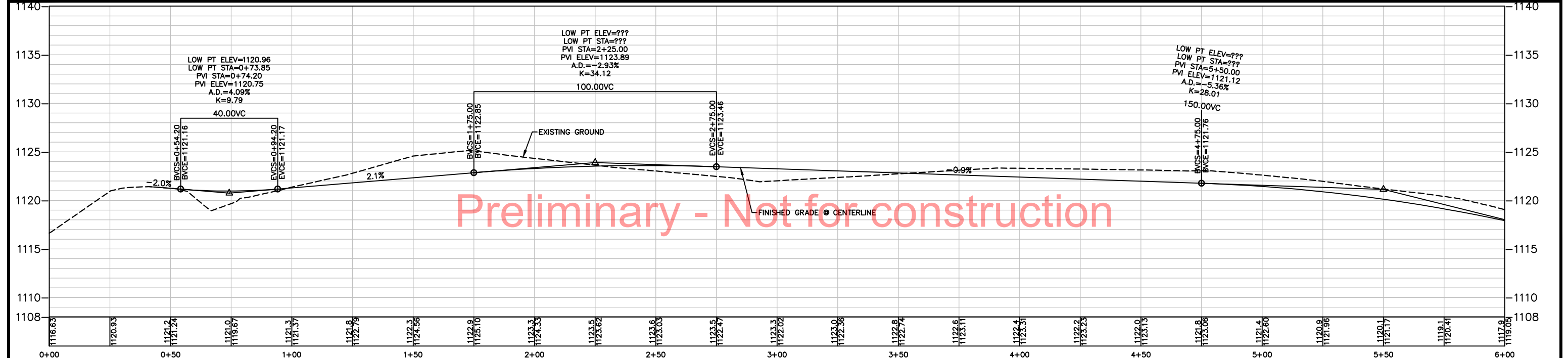
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2.



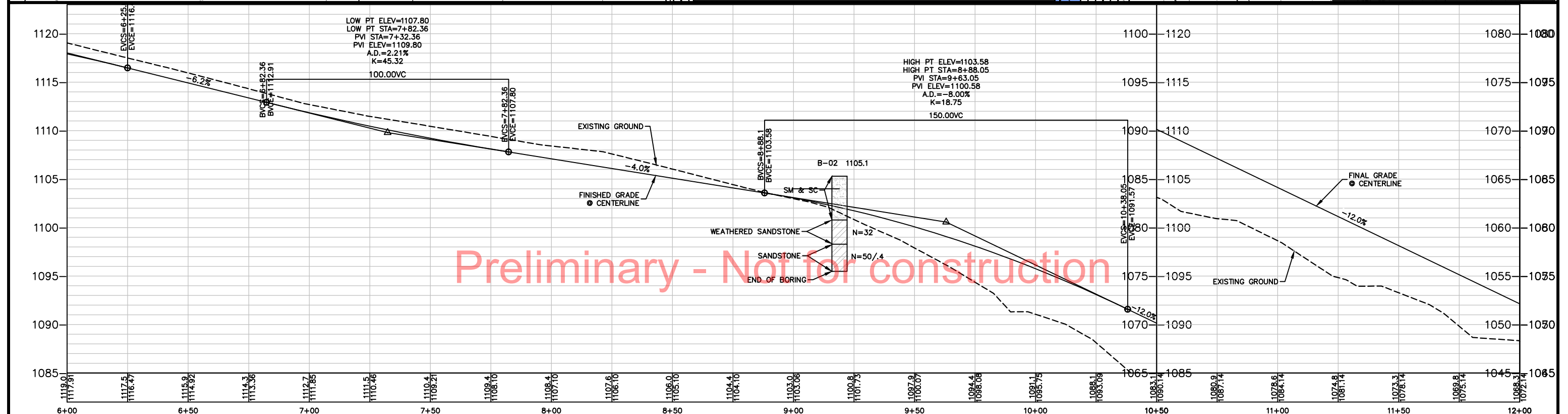
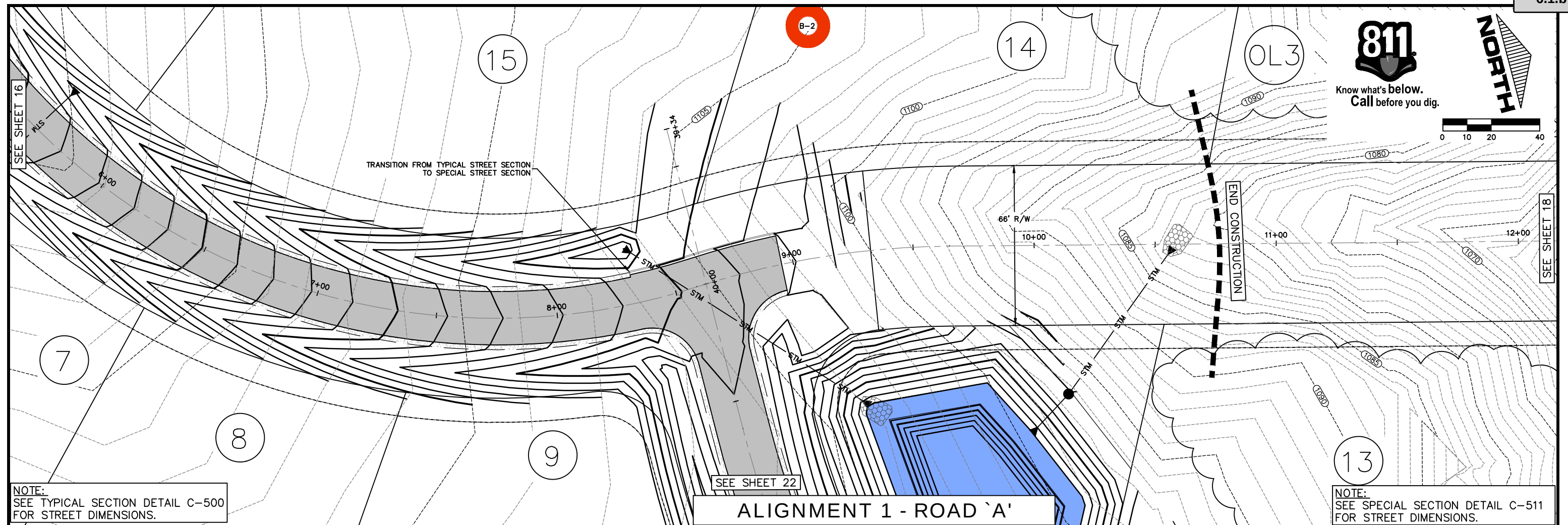
ALIGNMENT 1 - ROAD 'A'

NOTE:
SEE TYPICAL SECTION DETAIL C-500
FOR STREET DIMENSIONS.



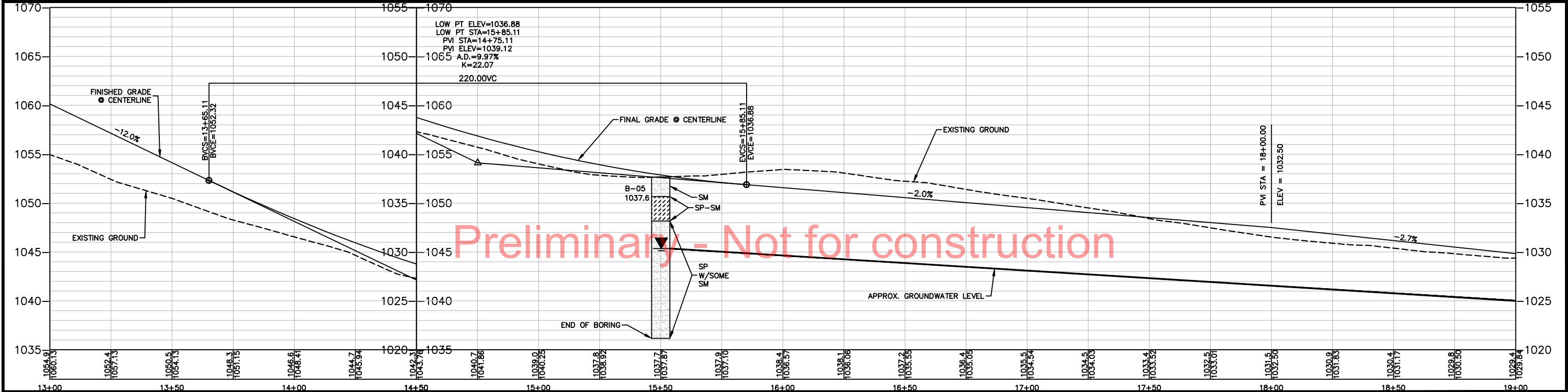
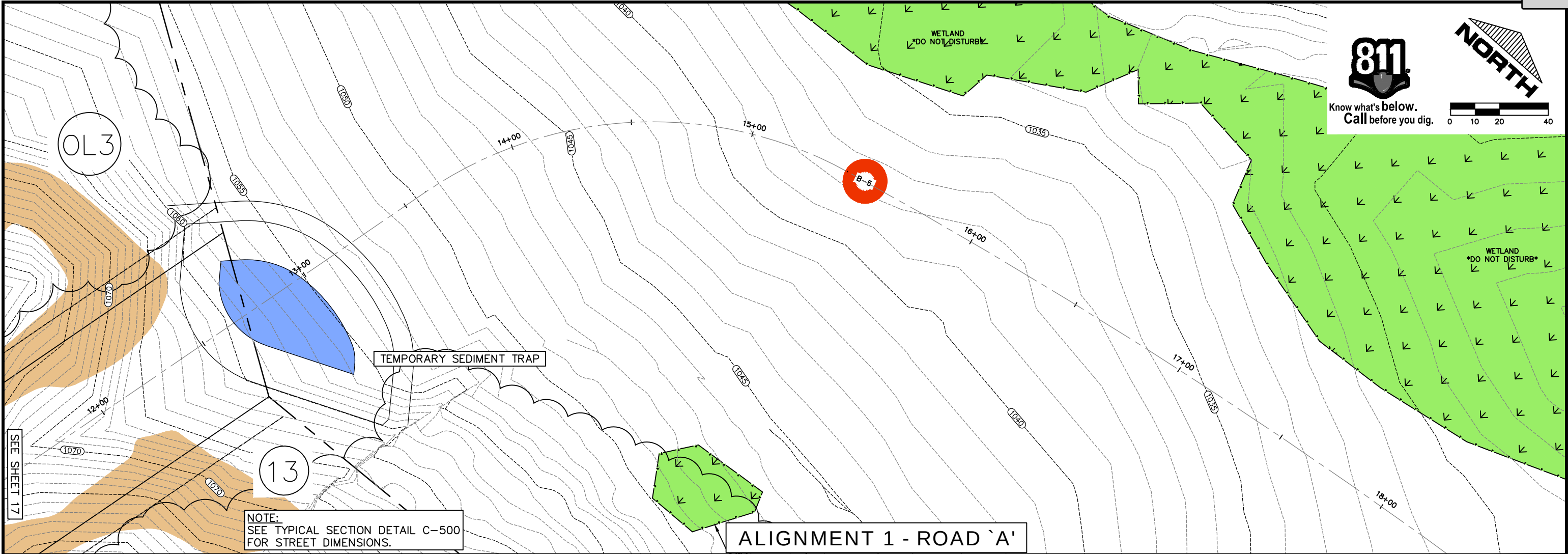
Preliminary - Not for construction

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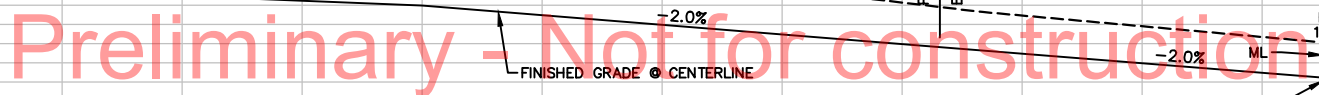


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PROJ. NO.					20276					AEC					ADVANCED ENGINEERING CONCEPTS 1360 INTERNATIONAL DR. SUITE #1 EAU CLAIRE, WI 54701 PH: 715-552-0330 info@aec.engineering COPYRIGHT 2021 AEC LLC.					ALIGNMENT 1 - ROAD 'A' PLAN AND PROFILE STATION 6+00 TO 12+00					RIVERBELLE BNP HOLDINGS, LLC COUNTY ROAD 00 TOWN OF LAFAYETTE CHIPPEWA COUNTY, WI					DWG NAME 20276 PG 17 ALN 1					DATE 4/2021				
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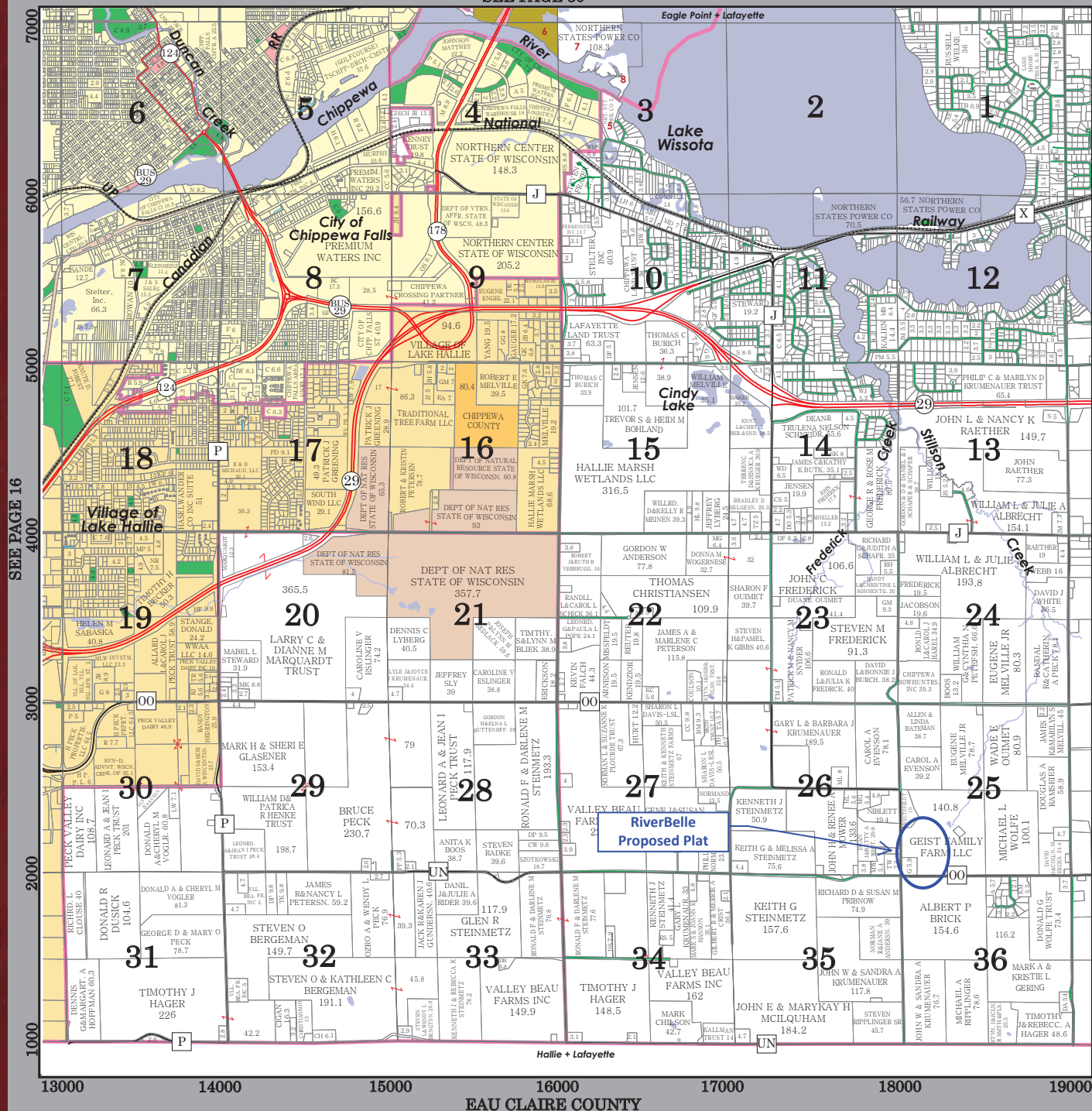
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						PROJ. NO. 20276	 AEC ADVANCED ENGINEERING CONCEPTS 1360 INTERNATIONAL DR, SUITE #1 EAU CLAIRE, WI 54701 PH: 715-552-0330 info@aec.engineering COPYRIGHT 2021 AEC LLC.	ALIGNMENT 2 – ROAD 'B' PLAN AND PROFILE STATION 39+34 TO 44+50	RIVERBELLE BNP HOLDINGS, LLC COUNTY ROAD 00 TOWN OF LAFAYETTE CHIPPEWA COUNTY, WI	DWG NAME 20276 PG22 ALN2	22/22
NO.	DATE	REVISIONS	DRAFTED BY	DESIGN BY	CHECKED					DATE 4/2021	



SEE PAGE 30



EAU CLAIRE COUNTY

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All acreages are computed & rounded to the closest tenth acre, roadways are excluded from totals. All mapping is for reference only and is not intended, or to be used for any legal purpose.



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ROBERT A THORSON

ATTORNEY AT LAW

220 W. Willow Street
P.O. Box 636
Chippewa Falls, WI 54729

Telephone: (715) 723-0375
Facsimile: (715) 723-7222
Email: bobthorson@sbcglobal.net

Website: www.Thorsonlawoffice.com

SEE PAGE 20



STATEMENT OF EXPLANATION
REVIEW AND ACTION ON OFFERS TO PURCHASE RECEIVED ON TYPE A
TAX DEED PROPERTY - DOUG CLARY

6.2

The Planning & Zoning Committee will be reviewing sealed bids received on Tax Deed Property. Attached is the list of current Tax Deed properties for sale.

(Publish – Chippewa Herald July 30, August 6 and 13, 2020)

**PUBLIC NOTICE
SALE OF TAX DEED LAND**

Pursuant to Section 2-353 of the Code of Ordinances, County of Chippewa, Wisconsin, and Wisconsin State Statutes 75.69(1) notice is hereby given that Chippewa County offers for sale to the public the following described tax deed real estate:

Municipality: Town of Goetz – 2019
Parcel Number: 22906-2244-07500000
Address: 28800 County HWY O
Description: SE SE PCL BEG 52 RDS W OF SE COR ALG CEN CTY HWY O; N 383' M/L TO YELLOW RIVER, SW ALG RIVER TO CEN OF HWY, E ALG HWY TO POB.
Appraised Value: \$ 85,800 (includes improvements & land)
Minimum Bid: \$ 64,350 (lowerd on 07-23-2020)

Municipality: City of Chippewa Falls – 2018
Parcel Number: 22808-0524-60431205
Address: Vacant Land
Description: EASTERN ADDITION LOT 5 BLK 12
Appraised Value: \$ 100
Minimum Bid: \$ ANY (Lowered on 08-26-2019)

Municipality: City of Eau Claire
Parcel Number: 22809-3343-05220000
Address: Vacant Land
Description: SW SE PCL BEG 427' E OF NW COR OF THE S 1/2 SW SE; E 200', S 33', W 200', N 33' TO POB.
Appraised Value: \$ 200
Minimum Bid: \$ ANY

SEALED BID DEADLINE:

Sealed bids shall be sent to and received by the Chippewa County Department of Planning & Zoning, Room 003, 711 N. Bridge St., Chippewa Falls, WI 54729 prior to **12:00 Noon, Wednesday, August 19, 2020**. Sealed bids shall include the "Offer to Purchase" form, the applicable deposit and appropriately marked as described below. Bids will be opened by department staff and a bid sheet listing all bids will be submitted to the Planning & Zoning Committee for action.

COMMITTEE MEETING:

The Chippewa County Planning & Zoning Committee will meet at **4:30 PM on Thursday, August 20, 2020** in Room 003 of the Chippewa County Courthouse.

SEALED BID REQUIREMENTS:

All bidders must be at least eighteen (18) years or older to submit a bid.

A Chippewa County "Offer to Purchase" form must be submitted for each individual parcel. Bids shall be submitted in a sealed envelope and clearly marked on the outside "SEALED BID" along with the accompanying Parcel Identification Number. A minimum deposit by Cashier's Check or Certified Check in the amount of 10% of the bid (rounded to the nearest dollar) or \$1,000.00, whichever is greater, must accompany the bid. In situations where the bid amount is less than \$1,000.00, the full amount of the bid must be submitted. Checks shall be made payable to the Chippewa County Treasurer.

Chippewa County reserves the right to accept or reject any or all bids. The bid deposits of unsuccessful bidders will be returned following the acceptance of the successful bid.

The successful bidder must pay the accepted purchase price and all applicable fees by Cashier's Check or Certified Check in full within 15 days of delivery or written notification to the successful bidder of Chippewa County's acceptance of the successful bid or Chippewa County reserves the right to rescind the approval of the bid. The bid deposit submitted by the successful bidder shall be forfeited to Chippewa County in the event the successful bidder fails to make full payment for the property within 15 days of delivery to the successful bidder of written notification of Chippewa County's acceptance of the successful bid. **ALL SALES ARE FINAL.**

Upon completion of the sale, Chippewa County will prepare and record a quit claim deed (County Deed) conveying legal title from Chippewa County to the successful bidder as indicated on the submitted offer to purchase. The successful bidder shall be responsible for payment of the recording fee in the amount of \$30.00, which shall be included with the successful bidder's final payment for the property. No abstract or title insurance will be furnished by Chippewa County.

TERMS AND CONDITIONS:

All tax deed property will be sold "AS IS, WHERE IS and WITHOUT CONDITIONS". It is the responsibility of all prospective purchasers to determine any defects in the title or property. Chippewa County makes no representations, assurances or warranties as to, without limitation due to enumeration, the ability to build on the land, zoning and environmental condition such as the presence of toxins, contaminants, radon, hazardous wastes, hazardous substances or storage tanks, of and on the properties listed for sale.

Please contact Douglas Clary, Chippewa County Planning & Zoning Director at (715) 726-7941 with questions.